



## INVERCLYDE LOCAL DEVELOPMENT PLAN

PROPOSED PLAN MAY 2013

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- (A) Rural Area and Index Map
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\* including 'Retail Core: Greenock Town Centre', Figure 7.3 in Chapter 7

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Inverclyde is changing for the better and this first new style of Plan – a Local Development Plan – aims to ensure that it continues to do so.

Inverclyde has an unrivalled position only 25 miles from the centre of Glasgow on the south bank of the River Clyde, stretching round the Tail 'o the Bank and south with unparalleled views out across the Firth of Clyde, backed by the upland moors and Clyde Muirshiel Regional Park. It combines a wealth of cultural heritage in its built environment, having developed rapidly with the growth of shipbuilding and marine engineering through the 19<sup>th</sup> and 20<sup>th</sup> centuries. Yet, Inverclyde has not stopped changing with new employment in finance, banking, electronics and an emerging renewables sector, and it is the purpose of this new LDP to ensure that this change continues in a sustainable manner over the next decade.

10 years ago Inverclyde Council took the bold decision to plan on a much larger, more comprehensive scale and for the long term. The 2005 Local Plan set out an ambitious vision and development strategy for the transformation of the area, realising major changes along its strategic waterfront and through urban renewal of many of its housing areas. Much was being achieved as anyone visiting Inverclyde for the first time in ten years in 2008 would have seen. It is testament to that vision that despite the economic difficulties we have all experienced over the last 5 years, this first LDP continues much of that legacy that was planned 10 years ago.

The LDP sits within a national, regional and local context – Scottish Government planning policy, the Glasgow and the Clyde Valley Strategic Development Plan, and the Inverclyde Alliance Single Outcome Agreement, and complements and assists a wide range of plans and strategies, across these different levels.

Taking all of these influences on board, the LDP has as its central purpose the protection of Inverclyde's natural and built heritage, while making provision for growth in a wide range of sustainable locations for new investment and development. Seven large areas are identified where the future of Inverclyde will be planned for the better, and two major areas of study will enable the tradition of long term and comprehensive, phased planning to continue into the medium to longer term.

These and many other smaller new opportunities for investment are in place so that land should be no constraint to the continuing transformation of Inverclyde over the next decade – to grow and diversify its local economy, arrest and stabilise the population and, through continuous improvements to the quality of design in the built environment, to have towns and villages that complement our setting on the Clyde Coast and attract new people and investment.

This unrivalled coastal setting reminds us of the untapped potential to seize a growth sector that Inverclyde has barely exploited – tourism. The LDP makes provision for new marinas and other tourist facilities with significant opportunities identified among its historic docks and harbours.

I commend this ambitious, sustainable LDP and ask all the many stakeholders that have been involved in its preparation to use it in the submission of their own plans and proposals, to ensure Inverclyde continues to improve for the better.



**Councillor McCormick, Convener Environment and Regeneration Committee**





# CHAPTER 1

## PURPOSE, PROCESS and POLICY CONTEXTS

### DEVELOPMENT PLANS

**1.1** A development plan is a document that sets out where development should take place and identifies which areas should not be developed. It recognises where the main areas of change should be and includes policies and proposals which provide the framework upon which all planning applications can be determined. It provides guidance to developers, investors and all other stakeholders, including the general public, who have an interest in their local area, town and environment.

#### The Process and Policy Contexts

##### Legislative Context

**1.2** The preparation of a development plan is a statutory requirement under the Planning etc. (Scotland) Act 2006, Part 2 of which introduced a new statutory basis for development planning into the Town and Country Planning (Scotland) Act 1997. Strategic and local planning authorities are required to prepare a development plan to cover the whole of the authority's area. Being part of the Glasgow City Region, the development plan for Inverclyde Council is a two tier plan, the upper tier being the Glasgow and the Clyde Valley (GCV) Strategic Development Plan. The Inverclyde Local Development Plan will conform to the Strategic Plan, and be of a more localised nature. The GCV Strategic Development Plan was approved on 29 May 2012 and it replaces the GCV Joint Structure Plan 2006, and the Inverclyde Local Development Plan, when adopted, will supersede the Inverclyde Local Plan 2005.



**1.3** The content and processes of the Inverclyde Local Development Plan are also governed by the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 as well as by Circular 1, Development Planning 2009.

##### International /European Context

**1.4** International agreements and protocols on environmental issues, climate change and

sustainable development, ratified by governments across the world over the last 25 years (from the Rio Summit in 1992 through Kyoto in 1997 to the present), have been incorporated in European Union Directives and transposed into UK and Scottish Government legislation, are central to planning policy and practice. These Scottish obligations have influenced greatly the environmental agenda and the discretion national governments and planning authorities have in exercising their duties. For Inverclyde and this LDP, these agreements and directives find expression in our designated natural heritage and environmental resources and in our requirements to plan for waste, water and flood risk, respectively (refer to Chapters 8 and 10).

##### National Policy Context

**1.5** National Planning Framework 2 (NPF2) is the government's strategy for Scotland's development up to 2030, setting out the strategic development priorities to support the central purpose of achieving sustainable economic growth. The strategy also aims to promote a greener country by contributing to the achievement of climate change targets, and protecting and enhancing the quality of the natural and built environments. Planning authorities are required to take account of this Framework in the preparation of development plans.

**1.6** Scottish Planning Policy (SPP) is the statement of the Scottish Government's policy on nationally important land use planning matters, identifying the main principles and purpose of the planning system. SPP needs to be read together with Designing Places and Designing Streets, two policy



# PURPOSE, PROCESS and POLICY CONTEXTS

documents which seek to create successful and sustainable places, while taking the emphasis away from the dominance of the private motor vehicle.

**1.7** The national policy picture is completed by planning Circulars, which contain government policy on the implementation of legislation, and Planning Advice Notes, a series of documents which provide advice and information on technical planning matters.

**1.8** All of the above documents are taken into account in the preparation of development plans, and can be material considerations in the determination of planning applications.

## Strategic Policy Context

**1.9** Glasgow and the Clyde Valley Strategic Development Plan (2012) sets out a long term spatial vision and development strategy which guides development for its eight constituent planning authorities in the city region up to 2035. Support is given to economic competitiveness, while protecting and enhancing the natural environment. There is a continued focus in the Plan on regeneration and the transformation of the city region's communities, while at the same time supporting the move toward a sustainable low carbon economy. Inverclyde's LDP will be consistent with this approach.

## **Inverclyde Alliance Single Outcome Agreement**

**1.10** Inverclyde Alliance is the Community Planning Partnership for Inverclyde, involving community organisations as well as the voluntary, business and public sectors. It aims to deliver better outcomes

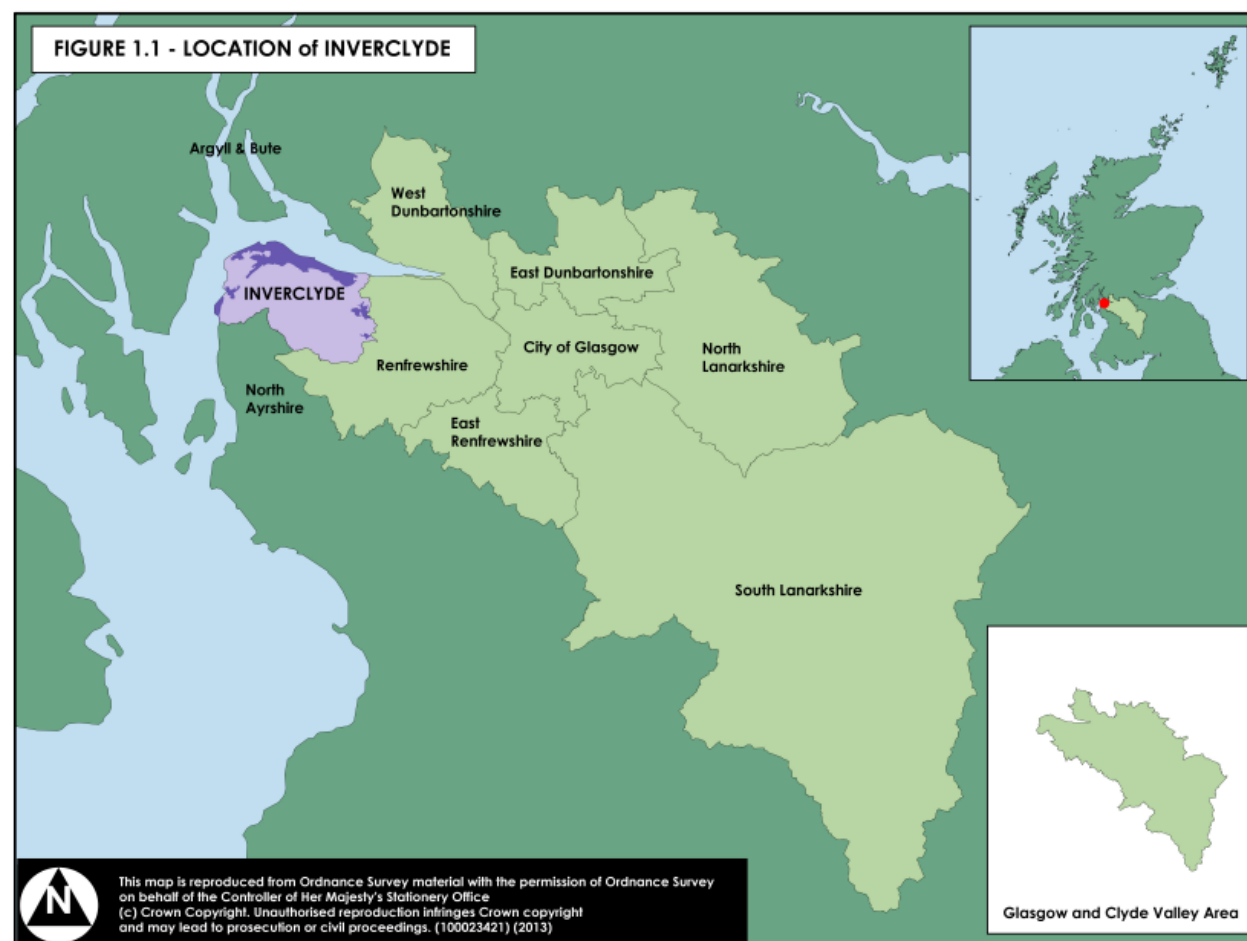


TABLE 1.1 - Inverclyde Alliance SOA (2012-17) and Proposed Plan

Single Outcome Agreement		Inverclyde Proposed Plan	
No.	Outcomes	Chapter	Policies
1	Inverclyde's population is stable with a good balance of socio-economic groups.	2 – A Sustainable Development Strategy	SDS7 - Regeneration and Renewal Priorities
		4 – Economy and Employment	ECN2 - Business and Industrial Development Opportunities
		6 – Housing and Communities	RES2 - Development on Brownfield Sites RES3 - Residential Development Opportunities RES4 - Provision of Affordable Housing RES6 - Non-Residential Development within Residential Areas
		7 – Town Centres and Retailing	TCR6 - Town Centre/Retail Development Opportunities
2	Communities are stronger, responsible and more able to identify, articulate and take action on their needs and aspirations to bring about an improvement in the quality of community life.	Entire Plan	Participation and consultation on the LDP
3	The area's economic regeneration is secured and economic activity in Inverclyde is increased, and skills development enables both those in work and those furthest from the labour market to realise their full potential.	2 – A Sustainable Development Strategy	SDS6 - Promoting our Town Centres SDS7 - Regeneration and Renewal Priorities
		4 – Economy and Employment	ECN2 - Business and Industrial Development Opportunities ECN5 - Working from Home ECN6 - Tourist Facilities and Accommodation
		5 – Transport and Connectivity	TRA3 - New Roads and Parking Proposals
		7 – Town Centres and Retailing	TCR6 - Town Centre/Retail Development Opportunities
		10 – Energy Planning and Service Infrastructure	INF1 - Renewable Energy Developments
4	The health of local people is improved, combating health inequality and promoting healthy lifestyles.	2 - A Sustainable Development Strategy	SDS1 - Climate Mitigation and Adaptation – Reducing Carbon and Energy Use SDS4 - Green Network
		5 – Transport and Connectivity	TRA2 - Sustainable Access
		8 – Natural Heritage and Environmental Resources	ENV3 - Safeguarding and Enhancing the Green Network ENV4 - Safeguarding and Enhancing Open Space ENV5 - Securing Open Space by Planning Agreements ENV6 - Trees and Woodland



# PURPOSE, PROCESS and POLICY CONTEXTS

Single Outcome Agreement		Inverclyde Proposed Plan	
No.	Outcomes	Chapter	Policies
5	A positive culture change will have taken place in Inverclyde in attitudes to alcohol, resulting in fewer associated health problems, social problems and reduced crime rates.	n/a	
6	A nurturing Inverclyde gives all our children and young people the best possible start in life.	6 – Housing and Communities	RES6 - Non-Residential Development within Residential Areas
7	Inverclyde is a place where people want to live now whilst at the same time safeguarding the environment for future generations.	2 - A Sustainable Development Strategy	SDS1 - Climate Mitigation and Adaptation – Reducing Carbon and Energy Use SDS2 - Integration of Land Use and Sustainable Transport SDS3 - Place Making SDS4 - Green Network SDS5 - Development within the Urban Area SDS6 - Promoting our Town Centres SDS7 - Regeneration and Renewal Priorities SDS8 - Green Belt and the Countryside
		5 – Transport and Connectivity	TRA1 - Managing the Transport Network
		6 – Housing and Communities	RES1 - Safeguarding the Character and Amenity of Residential Areas RES2 - Development on Brownfield Sites RES3 - Residential Development Opportunities RES6 - Non-Residential Development within Residential Areas
		8 – Natural Heritage and Environmental Resources	ENV2 - Greenbelt and the Countryside ENV3 - Safeguarding and Enhancing the Green Network ENV4 - Safeguarding and Enhancing Open Space ENV5 - Securing Open Space by Planning Agreements ENV6 - Trees and Woodland ENV7 - Biodiversity ENV8 - Water Quality and the Water Related Environment
		9 – Built Heritage and Townscape	HER1 - Development which Affects the Character of Conservation Areas HER3 - Proposed New and Amended Conservation Areas
8	Our public services are of high quality, continually improving, efficient and responsive to local people's needs	Entire Plan	Participation and consultation on the LDP



for the community by tackling the big issues in Inverclyde through the promotion of partnership working.

**1.11** In 2012, the Inverclyde Alliance Board approved the revised Single Outcome Agreement (SOA) for 2012 – 2017. The SOA identifies 8 strategic local outcomes and sets out the context in which they have been developed, identifying the priorities and issues that affect the lives of the people of Inverclyde. The SOA has been developed and agreed with the Alliance partners, to ensure it reflects the needs and aspirations of those who live in the area.

**1.12** The following table recognises which of the proposed LDP policies contribute to the delivery of the SOA local outcomes.

## INVERCLYDE LOCAL DEVELOPMENT PLAN

**1.13** In accordance with The Planning, etc. (Scotland) Act 2006, the Council published its annual Development Plan Scheme (DPS) and Participation Statement (PS) in March 2013. This document sets out the authority's programme for preparing and reviewing the current Local Plan and states what is involved at each stage. It also states when, how and with whom consultation will take place.

**1.14** The new planning legislation also requires early engagement to be undertaken, with the aim of giving all interested parties an opportunity to identify the issues that they consider of most importance for the new LDP. In Inverclyde this took place from mid 2009 until early 2011.

**1.15** The Main Issues Report (MIR), a consultative document designed to stimulate discussion on the main areas where the new LDP is likely to differ from the adopted Plan, did not deal with those matters in the adopted Local Plan that were not changing and those of a more minor type. The MIR only considered the significant areas of change, the 'big ideas', and highlighted the Council's preferred approach.

**1.16** This proposed LDP and the accompanying proposed Action Programme (refer below) represent Inverclyde Council's final considered view for the future development of its area, having taken account of the representations received to date, and having assessed the implications of

the alternative options in terms of environmental impact and therefore, sustainability. In the event that representations are submitted to this Plan that cannot be resolved, an Examination by a Reporter from the Directorate for Planning and Environmental Appeals (DPEA) appointed by Scottish Ministers will be held. Only after this stage will a new Local Development Plan be considered for adoption.

**TABLE 1.2 - Timetable for the Inverclyde LDP and the Glasgow and the Clyde Valley SDP**

	Stages	Inverclyde LDP	GCV SDP
	Pre-MIR Consultation	Summer 2009–May 2011	NA
	MIR, Monitoring Report and SEA	May 2011	September 2010
	Additional Suggested Development Sites	November 2011	NA
	Proposed LDP and SEA	May 2013	June 2011
Current Stage ▶	Proposed LDP Consultation	May-July 2013	June-August 2011
	Potential Modifications to LDP	August-September 2013	NA
	Submit Proposed LDP to Scottish Ministers	October 2013	NA
	Examination	October 2013-early Spring 2014 (estimate)	December-March 2012
	Receive DPEA Report	Spring 2014 (estimate)	April 2012
	Adoption/Approval	Mid-to-late Summer 2014 (estimate)	May 2012

## Strategic Environmental Assessment

**1.17** The Planning etc. (Scotland) Act 2006 requires planning authorities to undertake their development planning functions with the objective of contributing to sustainable development. In this regard, and under The Environmental Assessment (Scotland) Act 2005, a Strategic Environmental Assessment (SEA) Environmental Report has been prepared in parallel, and is published alongside the proposed LDP. This document helps to inform the Plan and assesses the environmental impact of the policies and proposals contained within it, but is not part of the proposed LDP. The consultation period for the Environmental Report is the same as that for the proposed LDP, and any representations should be submitted to the Council at the same time.

## Habitats Regulation Appraisal

**1.18** A Habitats Regulation Appraisal (HRA) has also been prepared in accordance with The Conservation (Natural Habitats, &c.) Regulations 1994 as amended. This appraisal is required where a land use plan may have an impact upon a Natura site, a term used to define internationally important nature conservation sites. Inverclyde Council has two such sites, Renfrewshire Heights Special Protection Area (SPA) and the Inner Clyde Estuary, a SPA/Ramsar site.

## Supplementary Guidance

**1.19** Supplementary Guidance contains detailed material that allows the Plan itself to focus upon vision, spatial strategy, policies and proposals. Each piece of Supplementary Guidance has a link into a

policy in the Plan, and indeed forms part of the Plan. The following Supplementary Guidance documents have been published alongside this Proposed Plan:

- Local Development Frameworks
- Affordable Housing Provision
- Green Networks
- Renewable Energy
- Planning Application Advice Notes

Other Supplementary Guidance documents will be prepared as required.

## Action Programme

**1.20** An Action Programme has been published alongside the proposed LDP, and this sets out how Inverclyde Council proposes to implement the Plan. It lists the actions that are required to successfully deliver the spatial strategy and all policies and proposals in the Plan. It identifies the main organisations responsible for delivering each action and the timescale expected to do this. Inverclyde Council will monitor the Action Programme, and update and publish it every two years.

## Monitoring and Review

**1.21** Regular monitoring is a crucial element in the implementation of all development plans. Together with national planning policy (SPP), it forms the justification for the development strategy and the policies and proposals contained within this Plan. LDPs require to be reviewed every five years, and the direction and substance of the policies contained within the Plan will be influenced by accurate and regular monitoring. It will also help to identify those policies that require to be revisited.

**1.22** Regular monitoring is undertaken for the following:

- survey of housing land supply (annually)
- survey of business and industrial land (also business premises from 2013) (annually)
- survey of vacant and derelict land (annually)
- survey of retailing in town and local centres (annually)
- non-conforming developments in the Green Belt and the Countryside (annually)
- wind energy planning applications (quarterly)
- population and household estimates and projections (biennially)



## HOW TO USE THE PLAN

**1.23 Chapter 1** describes the purpose and the process of the LDP and where it sits in the wider legislative and policy context (international/ European, national, regional and local).

**1.24 Chapters 2 and 3** of the Plan comprise the guiding principles of Sustainable Development and the main components of the Plan's Spatial Strategy. **Chapter 2** contains policies relating to overarching matters such as climate change, sustainable development, place making and green networks. It also identifies the locational principles that are to be adopted in Inverclyde when development proposals are considered, including a preference for development within the urban area while safeguarding the Green Belt, and the promotion of town centres and regeneration and renewal priorities.

**1.25 Chapter 3** identifies where the main areas of change are located, differentiating those that have been continued from the previous Plan (*Legacy*) from new areas, and areas of potential change from those where change is promoted.

**1.26 Chapters 4-10** contain the main body of land use policies, grouped in a manner which ties in directly to the Strategic Development Plan. Four spatial frameworks are carried forward from the SDP:

- (1) Economic Competitiveness  
(**Chapters 4 and 5**)
- (2) Sustainable Communities  
(**Chapters 6 and 7**)

- (3) Environmental Heritage  
(**Chapters 8 and 9**)

- (4) Energy and Infrastructure  
(**Chapter 10**)

This is to further emphasise that the SDP and LDP together comprise the Development Plan for Inverclyde, as well as enable better understanding of their respective spatial strategies and policies.

**1.27** This Written Statement is accompanied by a Proposals Map which identifies specific boundaries on an Ordnance Survey map. The three main towns of Greenock, Port Glasgow and Gourock are divided into two separate maps, with Inverkip, Wemyss Bay, Kilmacolm and Quarriers Village being located together on one side of the map. The fourth map covers the remaining, much larger rural area, thus ensuring that the entire Inverclyde Council area is covered, as required by statute.

**1.28** In addition to the Proposals Map, an Inverclyde wide Environmental Constraints Map is available with the LDP for information.

**1.29** It should be noted that the Plan (Written Statement and Proposals Map) and its policies need to be read as a whole – certain site specific policies in Chapters 4-10 may also be covered by more generic policies in Chapter 2 and broader regeneration priorities in Chapter 3. All policies will be considered together in the decision making process for planning applications.

**1.30** Toward the end of the Plan a Glossary can be found, where unfamiliar terms and acronyms are defined in order to assist in the understanding of

the background information and the policies themselves.

**1.31** An online version of Proposed Plan is on the Council's website at:

[www.inverclyde.gov.uk](http://www.inverclyde.gov.uk)

**1.32** If you have any questions about the policies within the Plan, or indeed how to use the Plan, please contact the Planning Policy Team by telephone on **01475 712406** or at:

[ldp@inverclyde.gov.uk](mailto:ldp@inverclyde.gov.uk)





# CHAPTER 2

## A SUSTAINABLE DEVELOPMENT STRATEGY

### INTRODUCTION

**2.1** Planning on the now well-established principles of sustainable development is a requirement of Scottish Government planning policy. These principles have been given renewed urgency with the imperatives of climate change and the recognition that land use planning and decisions on major new developments can make a significant contribution to reducing carbon emissions and energy use.

**2.2** Redevelopment within our towns, through optimising development on previously built land and re-using inherited infrastructure, avoids unnecessary development in the Green Belt and countryside. Maximising the potential for linked trips to central core areas – town centres with a mix of uses – will contribute greatly to sustainable development objectives.

**2.3** However with the increasing frequency of flood risk events as a result of climate change, and the impact that this is having on both urban areas and coastal locations, the risk of flooding on all development sites, including Inverclyde's 'legacy' sites, requires to be considered.

**2.4** Place making and a concern for high quality design, and the protection and enhancement of green networks within the urban envelope, each contribute to a better living environment. They promote improvements in health and well-being and more active life styles, and encourage biodiversity and habitat creation. Place making and 'greening' also improves the attraction of an area and should change the way residents, investors and visitors perceive Inverclyde. This in



turn should assist the promotion of the area as a place to visit and boost tourism.

**2.5** The Scottish Government's guidance on sustainable development and its approval of the fundamental principles in the GCV SDP, provide the basis for planning in Inverclyde through the Spatial Strategy articulated in this LDP. This is

primarily a land use planning and development framework designed to create a self-perpetuating and continuous cycle of sustainable development, supported by a suite of policies to make a significant contribution to the mitigation of climate change and assist adaptation to it.

### SUSTAINABLE DEVELOPMENT - CORE POLICIES

#### Climate Change

**2.6** Climate change is now recognised as the single greatest environmental challenge that we are faced with today. The reduction of greenhouse gas emissions and the move to a low carbon or carbon neutral future is becoming increasingly urgent. The Climate Change (Scotland) Act 2009 sets clear and ambitious targets of an 80% emissions reduction by 2050 with an interim target of a 42% reduction by 2020. Inverclyde Council has a duty as a planning authority to ensure decisions taken by it assist in the mitigation of the causes of climate change, while seeking to adapt to its short and long term impacts.

**2.7** The LDP promotes a pattern of development which encourages active travel and travel by public transport and requires the location, design and layout of all new developments to minimise greenhouse gas emissions.

#### Renewable Energy

**2.8** The commitment to increase the amount of energy generated from renewable sources is a vital part of the response to climate change. The Scottish Government's target is to have 100% of Scotland's electricity generated from renewable

# A SUSTAINABLE DEVELOPMENT STRATEGY

sources by 2020, as well as 11% of its heat generation (2020 Routemap, 2011). Hydro and onshore wind power are currently the main renewable energy suppliers but they will increasingly become part of a wider range of renewable technologies such as biomass, solar, energy from waste, offshore wind and tidal power.

**2.9** These latter forms of renewable energy are increasingly a part of Inverclyde's planning agenda, and the LDP supports through **Policy SDS1**, the development of a diverse range and size of renewable energy technologies by guiding them to appropriate locations.

## **Policy SDS1 - Climate Mitigation and Adaptation – Reducing Carbon and Energy Use**

The reduction of greenhouse gas emissions through a wide range of measures designed to mitigate and adapt to climate change will be promoted by having statutory requirements enforced in relation to improving the energy efficiency of buildings (existing and new); assisting in achieving renewable energy targets, including micro-renewable energy; assisting the move to zero waste; protecting and enhancing land uses that act as 'carbon sinks' (for example extending woodland cover and protecting valued peat lands); and encouraging more sustainable forms of transport and active travel.

### Sustainable Development

**2.10** Current planning legislation and policy requires that the preparation of a development

plan must include the objective of contributing to sustainable development. The fundamental principle of sustainable development is embedded in this LDP, to enable the integration of economic, social and environmental objectives, with the overall aim of achieving the right development in the right place (refer to **Figure 2.1**).

**2.11** The Local Development Plan in particular promotes regeneration and the re-use of brownfield land within the urban areas, while taking account of the capacity of existing infrastructure. It promotes a more sustainable pattern of development for the area, reflecting the scale and type of development pressure and the need for growth, regeneration and area renewal. It also aims to assist in reducing the need to travel by promoting the development of mixed land uses and communities, where appropriate.

### **Integration of Land Use and Sustainable Transport**

**2.12** Central to achieving a more compact form of urban development is the integration of more sustainable forms of transport to service existing and particularly new developments. This applies not only to people but also goods and freight movements. The Scottish Government has a range of guidance and policies in place to promote and encourage alternatives to the private car. The LDP is required to make provision for these alternatives, whether as part of new development or in making changes to current provision through improvements and enhancements, for example in parallel with green network development, as outlined below.

**2.13** Promotion of central places, in particular town and local centres, and the encouragement of a mix of appropriate land uses, will assist in maximising the ability of people to make linked travel choices, thereby reducing the need to travel. **Policy SDS2** addresses these requirements.

## **Policy SDS2 Integration of Land Use and Sustainable Transport**

Integration of land use and sustainable transport will be promoted through safeguarding and enhancing the network of sustainable forms of transport - walking and cycling, public transport, rail, park and ride and sea-borne traffic; an integrated transport system; management of the strategic and local road network; and directing new developments to locations accessible by a choice of modes of transport.

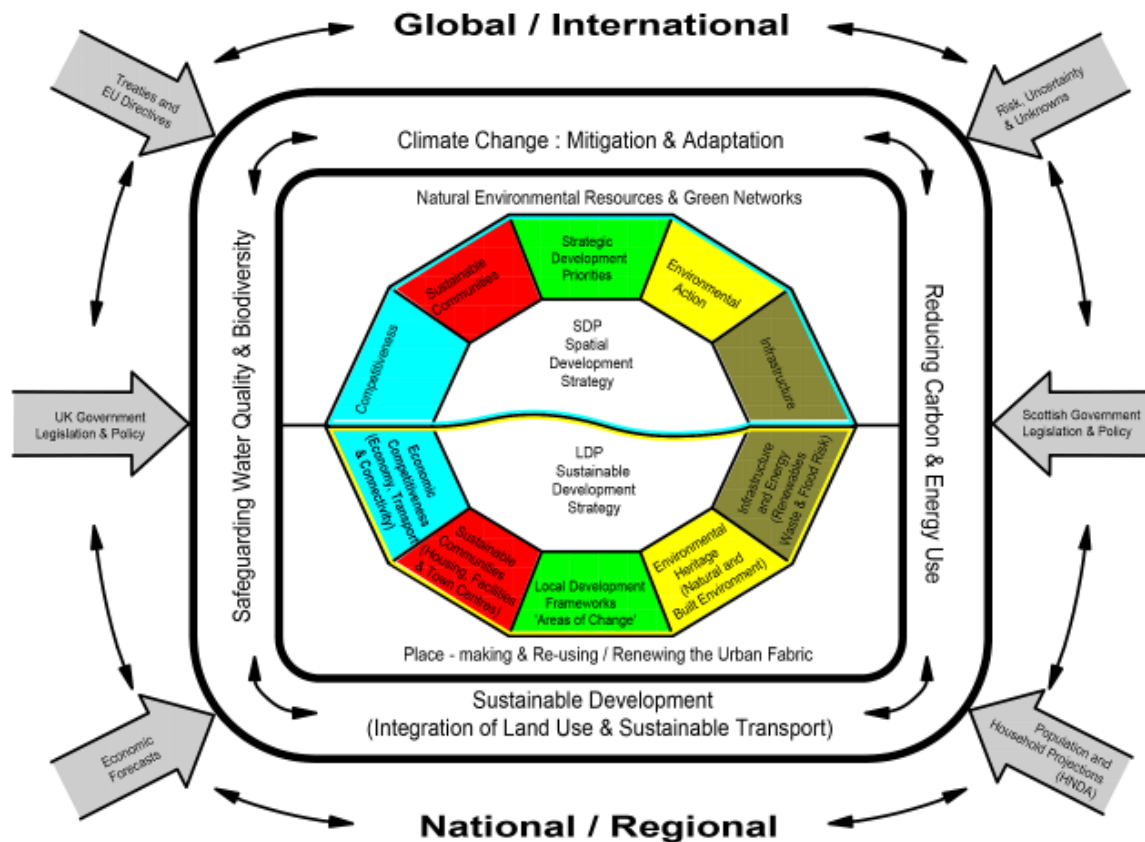
### **Place Making**

**2.14** The Scottish Government seeks to raise the quality standards of development in both urban and rural settings, and policy guidance extends the emphasis from street design toward one of place making in its broader sense. The quality of both the built and natural environment impacts upon the quality of life of all citizens and while this is often a subjective matter, it needs to be embedded within the principles applied throughout the new Plan.

**2.15** The promotion of quality in planning and demonstrating that it is integral to new development and the setting of buildings in the



Figure 2.1 - A Sustainable Development Strategy



townscape or landscape, is central to changing perceptions of Inverclyde and encouraging one of the growth sectors in the local economy, tourism. The Local Development Plan therefore

identifies 'Place Making', or the creation of 'quality environments' in **Policy SDS3** as a vital component of the Sustainable Development Strategy.

## Policy SDS3 - Place Making

High-quality place making in all new development will be promoted by having regard to Inverclyde's historic urban fabric, built cultural heritage and natural environment, including its setting on the coast and upland moors. This heritage and environment will inform the protection and enhancement of Inverclyde by having regard to the Scottish Government's place making policies, in particular through the application of 'Designing Places' and 'Designing Streets' and through embedding Green Network principles in all new development.

## Green Network

**2.16** A vital element of place making is the space between buildings and the open spaces that link places, both within the urban area and to the countryside beyond. These important spaces within towns are not only green spaces, but include formal public realm such as squares and path networks. Taking all of this 'network' together, comprising formal and informal open spaces, parks, play areas, water courses and other water bodies, walkways and cyclepaths and their associated green corridors, woodlands and undeveloped land, there is a huge environmental resource to be tapped for the benefits of the population of Inverclyde.

**2.17** Among the benefits to be gained through safeguarding and enhancing the green network are improvements to the living environment, as an aid to economic competitiveness; the

enhancement of biodiversity and protecting habitats; and the opportunity to extend the scope for a more healthy and active lifestyle. To make the most of this resource and embed it into the early stages of place making, particularly in areas undergoing renewal or designated for urban regeneration, is a primary objective of Green Network planning and **Policy SDS4**.

## Policy SDS4 - Green Network

The sustainable development strategy will be assisted and place making enhanced by safeguarding the existing green network of routes and integral green spaces and where appropriate in all new development, in particular large scale renewal and regeneration projects, embedding 'greening' principles to contribute to the strategic and local green network.

## THE STRATEGIC PLANNING CONTEXT FOR INVERCLYDE

**2.18** The Development Plan for Inverclyde comprises of an upper tier, the Glasgow and the Clyde Valley Strategic Development Plan (GCV SDP), approved by Scottish Ministers in May 2012 (refer **Chapter 1**), and when adopted, the Inverclyde Local Development Plan will be the lower tier. Under the Planning (Scotland) Act 2006, the upper tier SDP's provide the strategic or spatial vision for the four City Regions in Scotland.

**2.19** In addition to the spatial vision, the GCV SDP sets out an underlying planning philosophy and fundamental principles for land use planning and

development in the City Region, together with a shared understanding of the economic and demographic backdrop against which the Development Plans are prepared across the region. The timeframe for the GCV SDP is 20 years, while for this LDP the primary focus is the next 5-10 years, but with a longer planning horizon where that is helpful to an understanding of the likely scale of planned changes in Inverclyde over the longer term.

**2.20** The economic forecasts and population/household projections that form an important part of the evidence base and essentially the key determinants, or '*Drivers of Change*' of demand and need for land use planning and development, are outlined below before setting out the City Region *Vision* and Inverclyde's place within that vision.

## Glasgow City Region and Inverclyde: Vision and Spatial Strategy

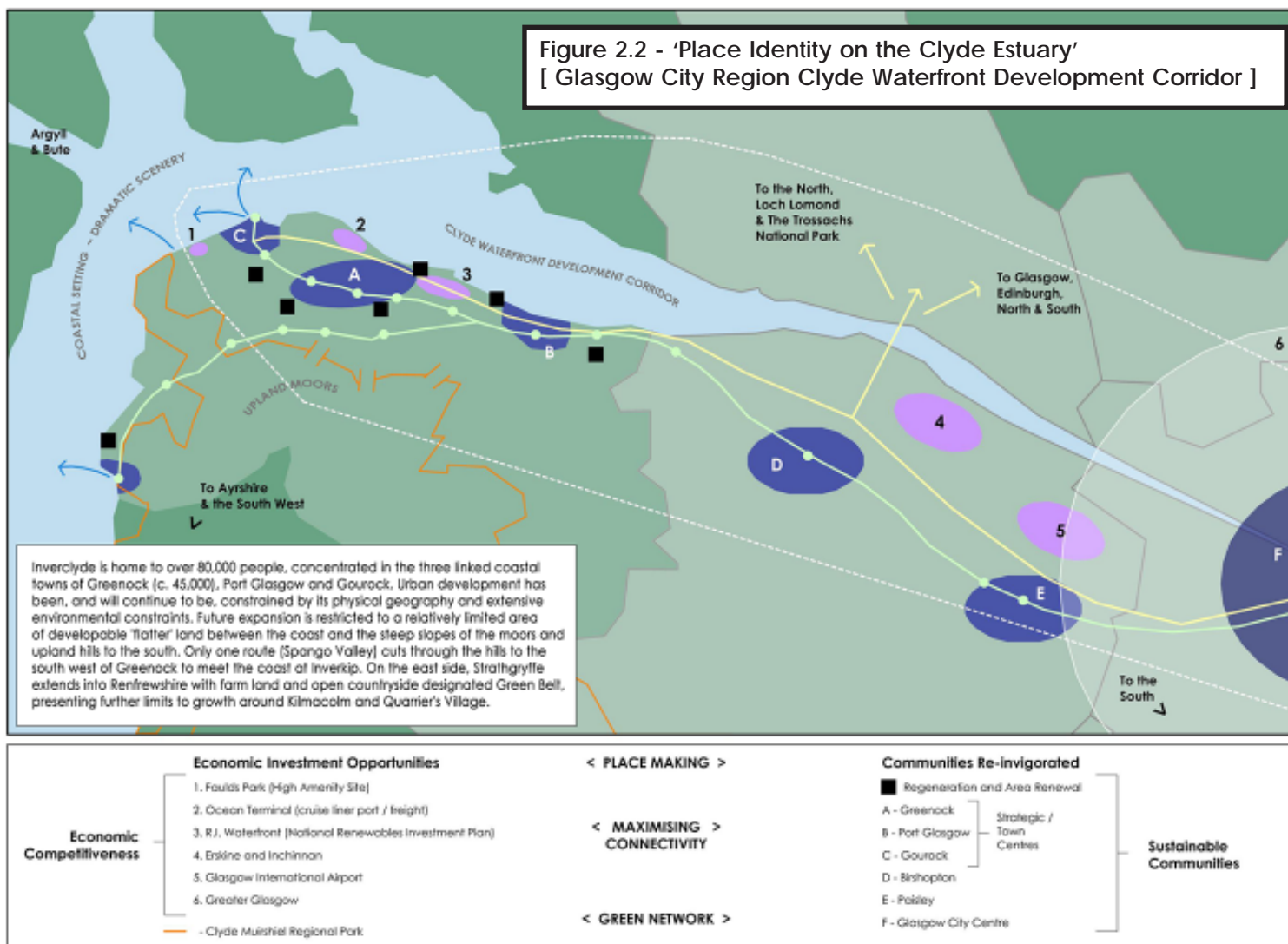
**2.21** Inverclyde's location west of Glasgow city centre and the hub of the City Region's economy, primary business, retail and leisure centre, and transport network, determines to a large extent the area's role and the way it functions, and therefore informs its future planning. **Figure 2.2** is an attempt to conceptualise this relationship and present graphically where Inverclyde is placed in the City Region's Vision and the Spatial Strategy of the approved GCV SDP.

## Sustainable Economic Growth and Urban Development

**2.22** Inverclyde's current economic structure is bound up with the City Region economy and how that may change over the life of the Plan. An analysis of the economic structure of the Glasgow City Region was carried out in 2010 by Oxford Economics, and this has informed preparation of this LDP **(1)**. This study has taken account of the recent recession and the ongoing consequences it could have for the area. The recession has had a significant impact across the whole area, and is broadly proportionate to what has occurred elsewhere in the UK.

**2.23** A summary position shows that the main source of employment gain is expected to occur in distribution, tourism (in particular hotels), transport and communications, financial services and business services. Employment in construction is also predicted to rise but probably beyond the short-term (2020) LDP plan period. Declines are forecast to 2035 in other sectors, with the major source of decline being in manufacturing and in energy/utilities. **Chapter 4** details the policy response to these conclusions for land use planning in Inverclyde.







## Population and Household Projections

**2.24** The population and household projections that form the evidence base for this LDP are found in the Glasgow and the Clyde Valley Housing Need and Demand Assessment (GCV HNDA) (2). The planning horizon is 2025, with intermediate dates at 2016 and 2020, for LHS and LDP purposes, respectively. In summary there is a projected decline in population due to both negative natural change and net outward migration, but at a much reduced rate than experienced over the decade to 2011(3).

**2.25** The projection of households is similarly weak, indicating marginal increases of between 1% and 3% by 2025. The trend towards smaller families, including single-person households, is projected to continue, as is the projected increase (some 25%) in the proportion of elderly households, by 2025. The LDP housing development strategy in **Chapter 6** outlines the policy response to reflect the evidence from the GCV HNDA.

## GCV SDP: Spatial Vision

**2.26** The LDPs Spatial Strategy is the geographical expression of both the Glasgow and the Clyde Valley Community Planning Partnership's *corporate vision* as it relates to Inverclyde, and Inverclyde Alliance's *partnership vision* in its Single Outcome Agreement (SOA) (refer **Chapter 1**). Each of these envisage Inverclyde, some 20 years from

**Note** – (1), (2) & (3) refer to Background Reports & 2011 Census.

now, exhibiting some fundamental changes in the way we live our lives, including:

- (1) Communities re-invigorated by regeneration and mixed tenure housing
- (2) Development using re-cycled and underused land
- (3) Economy rebalanced towards environmental sectors (a 'greener' economy)
- (4) Energy founded on low carbon sources and systems
- (5) Green network extended uniting urban and rural areas
- (6) Land use integrated with sustainable transport networks
- (7) Locally sourced materials supporting the economy.

## Spatial Development Strategy

**2.27** The SDP's Spatial Development Strategy sets out a number of key components of its Spatial Vision, to 2035, which are of relevance and importance to Inverclyde's Sustainable Development Strategy, as follows:

- (1) **A Network of Centres** accessible by a sustainable transport network, with Greenock designated as one of 22 Strategic Centres in the City Region, with Glasgow City Centre at its heart.
- (2) **Re-cycling Brownfield Land** through redeveloping the wasted resource that is vacant, derelict and underused land.

Inverclyde Waterfront is identified in the SDP as a Priority Flagship Initiative.

- (3) **Regenerating Run-down and Excluded Communities**, through introducing mixed tenure – new and improved housing and necessary community infrastructure and facilities.
- (4) **Maximising established sustainable transport networks**, particularly the extensive Inverclyde rail network, and re-using water and drainage infrastructure.
- (5) **Green Network**, maximising and enhancing the contribution of our green spaces, both urban and rural.
- (6) **Low Carbon Future**, through making provision for decentralised distributed power plants, based on alternative technologies, including exploiting opportunities for biomass development and combined heat and power (CHP) forms of renewable energy.

**2.28** The SDP Spatial Development Strategy provides the City Region context for the planning of Inverclyde for the medium to long term, through the above and by identifying the following:

- (A) **The Development Corridor**, stretching the length of the River Clyde from Inverclyde in the west, through the City Centre of Glasgow, to the eastern boundary of the City Region in South Lanarkshire.

- (B) Clyde Waterfront, of which the designated Riverside Inverclyde URC is a major component.
- (C) GCV Green Network and Green Belt, the latter in particular of importance to securing for the long term the countryside setting of its smaller settlements and the distinctive identity of Inverclyde.

## The SDPs Spatial Development Strategy and Inverclyde

**2.29** Within this City Region-wide context set by the GCV SDP, clear strategic priorities are identified for Inverclyde:

- (i) Strategic Economic Investment Locations (SEILs) – Inverclyde Waterfront (defined in the LDP, refer **Chapter 4**);
- (ii) Strategic Freight Transport Hubs (SFTBs) – Ocean Terminal (defined in the LDP, refer **Chapter 4**);
- (iii) Strategic Centres – Greenock, and recognition of the complementary role of Port Glasgow town centre (**Chapter 7**);
- (iv) Green Network – three locations, at Upper Greenock (centred on Coves LNR), East Greenock; and Port Glasgow (east), and the internationally recognised Inner Clyde and Renfrewshire Heights Special Protection Areas (SPAs), and Clyde Muirshiel Regional Park (refer to **Chapter 8**); &
- (v) Forestry and Woodland Spatial Framework – preferred (urban fringe) areas (refer to **Chapter 8**).

**2.30** In addition, outwith or predominantly outwith Inverclyde, locations that are important for the planning of Inverclyde, are:

- (vi) Strategic Road improvements, including the opening of the M74 and M80; A8/M8 upgrades, and linked to the Airport (GIA below), road access improvements;
- (vii) Glasgow International Airport (GIA) - Bishopton – Inverclyde Radial Transport Corridor (within the Development Corridor noted above), including rail enhancements between Inverclyde/ Ayrshire and Glasgow, and more immediately in neighbouring Renfrewshire (refer to the Scottish Government's 'Strategic Transport Projects Review (No. 26)', and specifically as growth poles:
- (viii) Glasgow International Airport (another NPF2 priority); and
- (ix) Bishopton Community Growth Area (CGA).

**2.31** The GCV HNDA outlines how the population is expected to live in households over the coming years, and this is likely to be the main foundation stone of change across the City Region and for this LDP. Future development and the scale of land use change in Inverclyde is forecast to come mainly through the primary driver of housing and community regeneration.

**2.32** Under Spatial Framework 3 'Sustainable Communities', the SDP Spatial Development Strategy identifies an Indicative All-tenure Housing

Requirement, which requires to be validated for Inverclyde in this LDP in terms of a housing land requirement (refer to **Chapter 6**).

**2.33** The SDP, together with this LDP constitute the Development Plan for the purposes of Development Management and the assessment and determination of planning applications in Inverclyde. SDP Diagram 4 '*Sustainable Location Assessment*' outlines the relationship between the two plans and relative weight that is required to be given to them in undertaking this assessment.

**2.34** The LDP: Proposed Plan is laid out to mirror the GCV SDP with the principal policy-based chapters to inform development management decision-making grouped under the following headings and sub headings:

- (1) Economic Competitiveness
  - Economy and Employment
  - Transport and Connectivity
- (2) Sustainable Communities
  - Housing and Communities
  - Town Centres and Retailing
- (3) Environmental Heritage
  - Natural Heritage and Environmental Resources
  - Built Heritage and Townscape
- (4) Energy and Infrastructure
  - Energy Planning and Service Infrastructure.

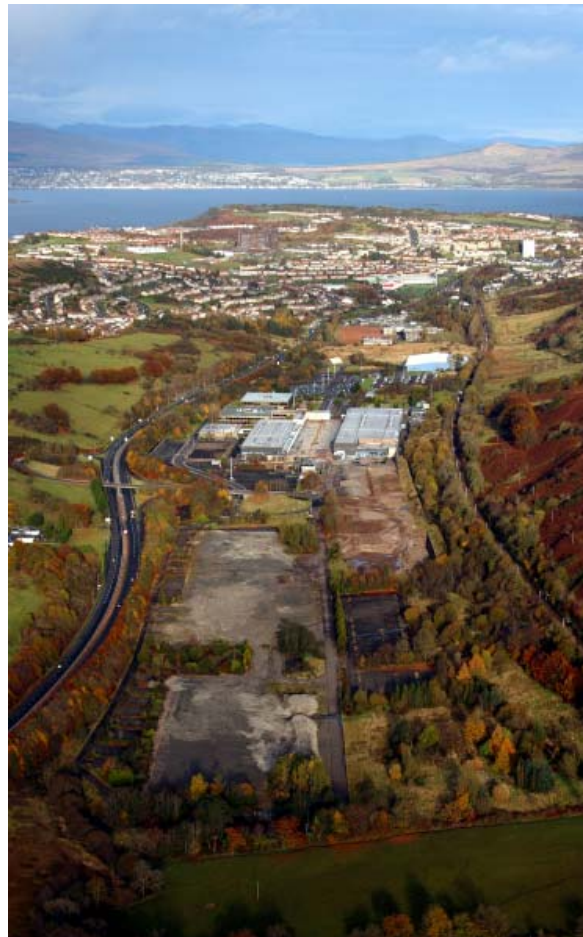
## INVERCLYDE'S SUSTAINABLE DEVELOPMENT STRATEGY

**2.35** Inverclyde's social, economic, physical infrastructure and environmental problems are of longstanding, with employment losses and population decline having been a feature of the area since the 1970s. While the rate of decline has slowed over the last decade, the economic downturn since 2008 remains the backdrop against which this LDP is prepared.

**2.36** Due to the underlying demographics of an ageing population and insufficient numbers of household-forming age groups, the future for Inverclyde lies in making it a more attractive place to live, invest and visit, the first two being the most important to its long term sustainability. Put simply, Inverclyde's regeneration cannot be sustained from within its own population. The good road and railway connections within and linking to the rest of the City Region, in particular, are assets that should be maximised to assist in making Inverclyde more accessible and assist its integration with the rest of the Glasgow City Region.

**2.37** A significant part of Inverclyde's appeal is its coastal location and a large part of its countryside is designated within the Clyde Muirshiel Regional Park, both of which will continue to be recognised and safeguarded through the Development Plan. The significance and scale of these natural assets are presented on the Proposals Map.

**2.38** Inverclyde's future therefore, lies most of all in making the most of these natural and environmental assets, exploiting the potential of its built heritage and, maintaining the successes



achieved so far in housing-led regeneration. In order to maintain momentum in the face of competition from neighbouring authorities, Inverclyde has to make the most of all its unique assets.

## Scale of New Development Planned

**2.39** The Spatial Strategy updates the previous Local Plan's Development Strategy, by retaining its longstanding central objectives - economic regeneration, housing and community regeneration, a quality environment, and expressing these spatially through place-making and key locations – and adding 'new' *Drivers of Change*, as outlined above and in the *Spatial Vision* provided for this Plan in the approved SDP. These new drivers are climate change mitigation and adaptation, and the Scottish Government's commitment to sustainable economic growth. These objectives and 'drivers' provide the underlying principles upon which land use planning in Inverclyde and the wider City Region will be founded.

**2.40** The Spatial Strategy of the Plan identifies (in **Chapter 3**), seven 'Major Areas of Change', and a range of key sites and locations, including two 'New Neighbourhoods'. This represents a continuity with, and legacy from, the previous Local Plan (refer to **Figure 3.1**).

**2.41** These areas and locations, including the new location of Spango Valley, present a considerable land resource within the urban settlement boundaries, obviating any need to release additional land from the Green Belt. A policy of urban containment best describes the Spatial Strategy and **Chapter 3** summarises these major regeneration and area renewal opportunities. Supplementary Guidance in the form of *Local Development Frameworks* presents a detailed outline of all these major development opportunities.



**2.42** Looking ahead some 10-15 years – a timeframe essential to realise the full potential of Inverclyde as a sustainable urban community – ‘Areas of Potential Change’ are also identified in Chapter 3. These areas differ from the *Legacy Sites* in being less prescriptive, but are included in the Spatial Strategy at this stage to provide further direction and confidence to developers and investors in planning for the medium to longer term in the Authority. The Supplementary Guidance ‘*Local Development Frameworks*’ also addresses the planning issues for these areas.

**2.43** Taking all these sites, locations and areas of change together, expresses the planning principles underpinning the core policies of the Sustainable Spatial Strategy, SDS1 to SDS4 above. Their locational expression is in key policies, **SDS5** to **SDS8**, outlined below, and in **Figure 2.3**.

## Components of Spatial Strategy

**2.44** The outcomes of the GCV HNDA indicate there is no requirement for strategic release of greenfield land for housing on the edge of the urban settlement boundaries to accommodate the assessed land requirement. Existing allocations provide more than sufficient supply in a wide range of urban localities in Inverclyde to satisfy housing needs and demand. This observation applies to both the Inverclyde Housing Market Area and that part of the Renfrewshire Sub-Market Area within Inverclyde.

**2.45** The GCV SDP however, allows for an element of flexibility in the LDP, in response to annual monitoring of the effectiveness of the housing land supply. While there is no requirement for greenfield

release, small scale adjustments where they can be justified to meet local demands and needs, are provided through SDP SSM No.10 and **Policy RES3** of the LDP (refer to **Chapter 6**).

## Brownfield Development Opportunities

**2.46** The legacy of housing development opportunities in the 2005 Local Plan means the scale of *new* additional opportunities in this first Inverclyde LDP is modest. In addition to this legacy, including the partially developed New Neighbourhoods at Woodhall, Port Glasgow and Peat Road / Hole Farm, south west Greenock, are new potential development locations in or adjacent to, established business and industrial areas, for example, Spango Valley in south west Greenock. There is also considerable scope for further redevelopment and reuse of land for housing renewal and urban consolidation, in the inner urban areas of Port Glasgow and Central East Greenock, the ‘Areas of Potential Change’.

## The Waterfront

**2.47** Foremost among Inverclyde’s assets is its waterfront location. In terms of place-making, the Inverclyde Waterfront remains part of the strategic-level (SDP) ‘Clyde Waterfront Flagship Initiative’, with the principal focus of regeneration being along the Greenock – Port Glasgow waterfront and related A8 Corridor. Linked renewal initiatives in the two town centres are an important component of the Spatial Strategy (refer to **Figure 2.3**). Within the Corridor, two ‘Major Areas of Change’ represent legacy development opportunities from the 2005 Local Plan: The Harbours and James Watt Dock/Gravel Island,

Greenock. Gourock town centre, its Pierhead area and the head of Gourock Bay remain a focus for urban renewal and new investment.

**2.48** The regeneration of Inverclyde’s waterfront represents a considerable achievement over the last 10 years but much still requires to be done, as reflected in the legacy elements and progress, still underway but also in certain respects, stalled by the economic downturn. Progress has advanced sufficiently to allow for the delayed Inverkip Power Station site to be retained as a major development opportunity on the Firth of Clyde coast without undermining the central urban focus of the Spatial Strategy. It is the one remaining major brownfield opportunity in the west of the authority, otherwise largely constrained by topography, limited developable land on the coast, the Regional Park and other environmental constraints.

## Area Renewal

**2.49** In a similar way the Area Renewal Strategy remains a priority and a central objective of the LDP. It focuses on creating the conditions for attractive residential environments in predominantly single tenure housing areas of Greenock and Port Glasgow, and is underway in the promotion of the ‘New Neighbourhoods’ at Woodhall, Port Glasgow and Peat Road / Hole Farm, south west Greenock. In addition, there are other significant large scale housing development opportunities, contributing to a ‘generous’ land supply which can meet all demand and needs projected to arise over the medium to long term (refer **Chapter 6**).





Kilmacolm and Quarrier's Village

**2.50** The Renfrewshire housing market area covering Kilmacolm and Quarrier's Village remains an area with capacity limits to its growth. This is due in part to the landscape setting of these settlements and their environmental and built heritage constraints, but mainly due to the absence of sustainable public transport infrastructure to support major new development. As indicated, the GCV HNDA and GCV SDP demonstrate that there is no justification for major housing development in this Sub Housing Market Area.

## A SUSTAINABLE SPATIAL STRATEGY - KEY POLICIES

### Development within the Urban Area

**2.51** Urban containment and consolidation are the foundations of the Sustainable Development Strategy of this Plan, and this represents a continuation of the direction of development from the previous Local Plan. Optimising development on brownfield land within the built up area will contribute to more sustainable communities, thus helping to contribute toward the reduction in greenhouse gases and the overall climate change agenda. **Policy SDS5** expresses this preference.

### Policy SDS5 - Development within the Urban Area

There will be a preference for all appropriate new development to be located on previously used (brownfield) land within the urban settlements, as identified on the Proposals Map.

### Town Centres

**2.52** Economic competitiveness, measured through viability and vitality, reduction in carbon emissions and energy use, sustainable communities and environmental quality, will be assisted by safeguarding and promoting the three town centres as the focus for investment and development for a variety of appropriate uses.

**2.53** The opportunity for development of retail and commercial leisure floorspace of a larger scale can be met in the extended Port Glasgow Town Centre Waterfront West site, and will complement the function of the other town centres. **Policy SDS6** expresses this preference.

### Policy SDS6 - Promoting our Town Centres

The three town centres, as identified on the Proposals Map, will be promoted and safeguarded for a variety of uses including business, civic, cultural, retail, entertainment, leisure and residential, with the development site at Port Glasgow Waterfront West performing a complementary role to the other town centres, particularly Greenock Strategic Town Centre for comparison retail and commercial leisure developments.

## Regeneration and Renewal Priorities

**2.54** Sustainable development, social inclusion, economic competitiveness and place making within the urban settlements of Inverclyde will be assisted through the regeneration of the Waterfront, with priority accorded to directing appropriate new investment and development to this strategic location.

**2.55** The Council's partnership regeneration and renewal areas, expressed in this LDP as 'Major Areas of Change' and for the medium to long term, 'Areas of Potential Change', will be the focus for new development, as specified in the '*Local Development Frameworks*' in the Plan and where required, Supplementary Guidance. **Policy SDS7** sets out the Council's priorities.

### Policy SDS7 - Regeneration and Renewal Priorities

Appropriate new investment and development will be directed to the Waterfront and to the Council's partnership renewal areas – 'Major Areas of Change' and 'Areas of Potential Change' – as identified on the Proposals Map and in accordance with the Plan's local development frameworks and where required, Supplementary Guidance.

## Green Belt and the Countryside

**2.56** The designation of the Green Belt and the Countryside beyond is intended to provide clarity and certainty on where development should and should not take place. These designations are

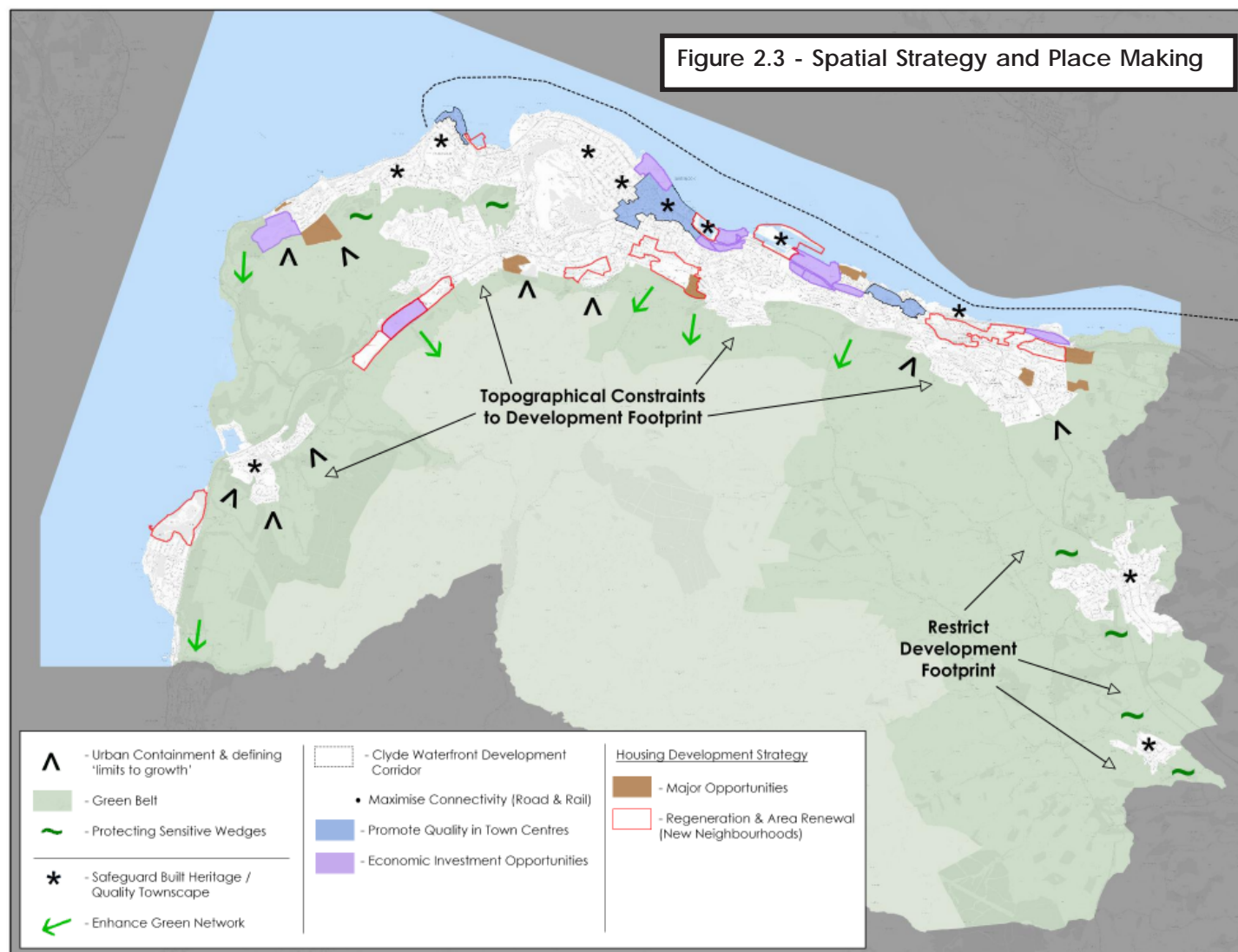
intended to direct developments to the right places in accordance with the regeneration and renewal priorities which are the central foundation of the Plan's Spatial Strategy. **Policy SDS8** expresses these objectives.

### Policy SDS8 - Green Belt and the Countryside

There will be a presumption against the spread of the built-up area into the designated Green Belt and careful management to prevent sporadic development in the designated Countryside, as identified on the Proposals Map.









# CHAPTER 3

## MAJOR AREAS of CHANGE and POTENTIAL CHANGE

### MAJOR AREAS of CHANGE

**3.1** Major Areas of Change are designated in the Plan to cover those larger scale development opportunities undergoing or planned to undergo change and which contribute most to transforming the identity of Inverclyde. These areas (under **Policy MAC1-7**) because of their scale or type of development, require a more detailed level of planning guidance and direction (development framework or masterplan), to integrate in most cases a number of separate but linked proposals in a planned, phased manner. This more detailed level is required to facilitate change for the better and to assist in realising the objectives of already approved Planning Strategies.

**3.2** Six of the seven areas designated in the Plan are a legacy of regeneration or area renewal carried forward from the Inverclyde Local Plan 2005. Progress has been made in some areas and not others. The current position and planning status is outlined against the aims and objectives for each of the areas in **Supplementary Guidance**, together with the preferred land uses and other relevant considerations, including guidance on placemaking (urban design and environmental improvements) and green network (access and linkages), both for local and strategic purposes.

**3.3** Spango Valley is the one new area identified as a major development opportunity in the Plan. It is divided into three sub areas reflecting the different stages reached in their respective development. In many ways the area depicts well the process of regeneration and area renewal. The central area is being retained for business and



industrial use while the north eastern area is at an advanced stage with a planning permission in principle and other firm development proposals outlined in a masterplan/development framework. In contrast, the remaining area in the south western part of the site has no firm proposals under discussion.

**3.4** The seven Major Areas of Change, designated on the Proposals Map, are:

**MAC 1:** The Harbours, Greenock

**MAC 2:** James Watt Dock / Garvel Island, Greenock

**MAC 3:** Gourock Bay

**MAC 4:** Former Inverkip Power Station, by Wemyss Bay

**MAC 5:** Woodhall, Port Glasgow

**MAC 6:** Peat Road/Hole Farm, south west Greenock

**MAC 7:** Spango Valley, south west Greenock.

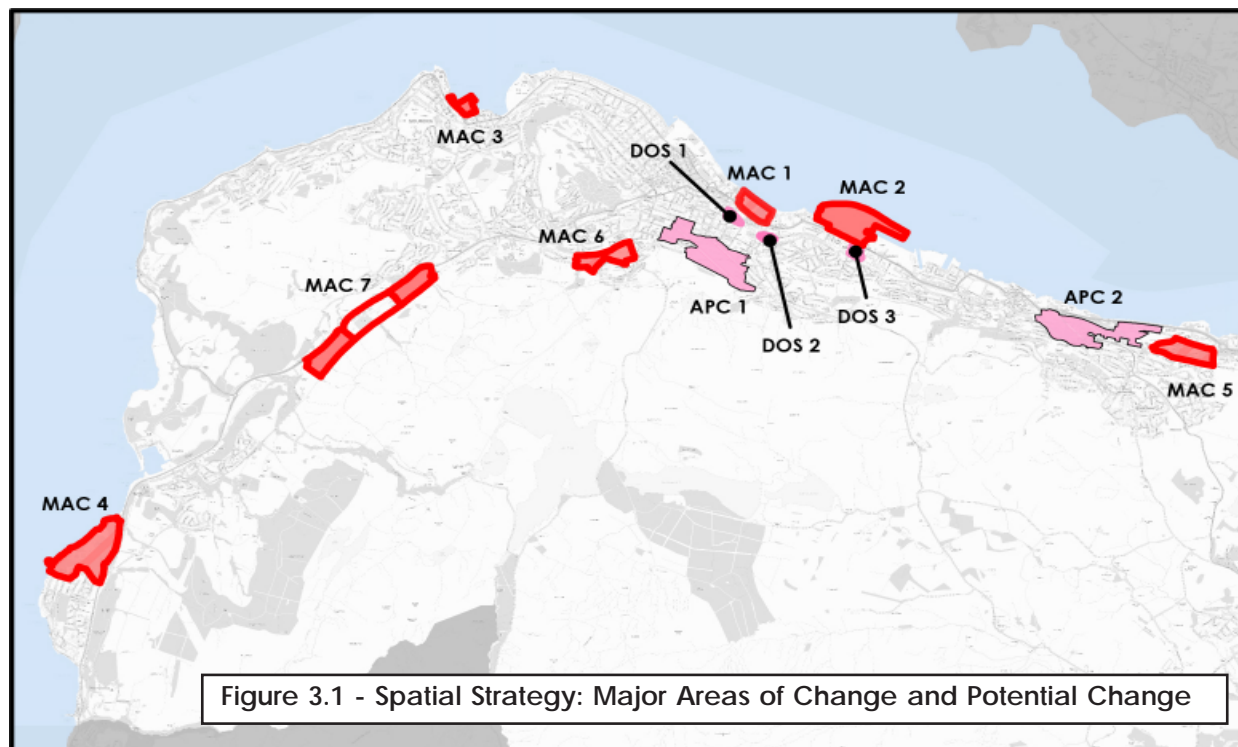
#### Policy MAC1-7 – Major Areas of Change

The Council will support the redevelopment of the areas designated 'Major Areas of Change' on the Proposals Map by having regard, where applicable, to:

- (i) approved planning permissions (in outline, in principle or detailed);
- (ii) approved masterplans/development frameworks and briefs;
- (iii) the future submission and approval of a masterplan/development framework; and additionally,

taking cognisance of the planning strategies, area policy and preferred land uses outlined under each of the respective Areas, **MAC1** to **MAC7**, in **Supplementary Guidance**.

# MAJOR AREAS of CHANGE and POTENTIAL CHANGE



**3.5** It should be emphasised that due to the prevailing economic downturn and anticipated lengthy climb back to a sound economic climate for new investment, the timing and potentially the phasing of development within the Major Areas of Change could be more protracted than originally conceived. The number of legacy sites in the Plan itself demonstrates this more realistic perspective on development prospects. As a consequence, the detailed site and building block configurations illustrated on the Maps for the Major Areas of

Change in the **Supplementary Guidance** document will be subject to change, as planning applications come forward and further refinements are made to these proposals. At this stage however, and for the lifetime of this Plan, the planning policy position and preferred land uses outlined in **Supplementary Guidance** remain the basis for the development of these seven designated areas.

## AREAS of POTENTIAL CHANGE

**3.6** Two Areas of Potential Change are designated covering a variety of circumstances and consequently, a range of planning issues requiring different policy responses. Grouping these areas together has one common purpose: to highlight potential new opportunities for both development and placemaking. The key consideration in their designation however (under **Policy APC1-2** below), is that land use change is either planned or desired, rather than the retention of the policies of the 2005 Local Plan.

**3.7** The intention is to provide direction for future investment so that this can be done in a planned, coordinated and phased manner, having regard to how these areas function and how their roles may change over time.

**3.8** Areas of Potential Change are characterised as having a range of problems, be it social, economic, physical or environmental, with in most cases, a combination of all four. They require a range of interventions to establish the conditions that could realise their potential. They have potential for development, either on one or two sites, or over a wider area, where cumulatively, the development or change of use of a number of smaller sites would improve conditions considerably.

**3.9** The key feature common to these areas, unlike 'Major Areas of Change', is the greater uncertainty over their future with agreements on the optimum planning strategies still to be decided. Because of this, a number of options are set out in **Supplementary Guidance** at this stage, to inform and guide what the best or favoured option could be.



# MAJOR AREAS of CHANGE and POTENTIAL CHANGE

**3.10** The Areas of Potential Change, as the name suggests, are presented in the plan with little prescription, unlike the Major Areas of Change, where preferred land uses are indicated.

**3.11** The two Areas of Potential Change, designated on the Proposals Map, are:

**APC 1:** Central East Greenock – Broomhill and Drumfrochar, Strone and Wellington Park

**APC 2:** Inner Lower Port Glasgow (including Clune Park)

## Policy APC1-2 – Areas of Potential Change

The Council will support the redevelopment of the areas designated 'Areas of Potential Change' on the Proposals Map by having regard, where applicable, to the potential planning frameworks, draft planning strategies and land use / development options outlined under each of the respective Areas, APC1 and APC2, and progress for each Local Development Frameworks in **Supplementary Guidance**, where necessary and appropriate.

**3.12** This early outline of possibilities for the two Areas of Potential Change identified will be further considered and consulted upon to establish firm proposals. Once development proposals have been concluded and agreed with relevant stakeholders and the communities involved, the accompanying **Action Programme** will chart progress on the evolving Local Development Frameworks between the publication of this LDP and the next.

## DEVELOPMENT OPTION SITES

**3.13** Three Development Option Sites are designated under **Policy DOS1-3** for similar reasons to that of the 'Areas of Potential Change'. Two of these sites, Regent Street and Sinclair Street are also characterised by having a range of problems that require intervention to realise their potential. At this stage too, it is best left to the market to determine what the favoured option should be for their development. The third site, John Street, is owned by River Clyde Homes and any decisions on a change in land use would have full regard to the expressed wishes of the tenants and a decision by the RCH Board. The key to the future of these sites' development is having in place a flexible planning regime, as illustrated for each in **Supplementary Guidance**.

**3.14** The three Development Option Sites designated on the Proposals Map are:

**DOS 1:** Regent Street, Greenock

**DOS 2:** John Street, Greenock

**DOS 3:** Sinclair Street, Greenock

## Policy DOS1-2 – Development Option Sites

The Council will support the redevelopment of the designated 'Development Option Sites' on the Proposals Map, DOS1 to DOS3 by having regard to their respective draft planning strategies and land use / development options, and progress each site through **Supplementary Guidance**, where necessary and appropriate.

## LOCAL DEVELOPMENT FRAMEWORKS

**3.15 Supplementary Guidance** on Local Development Frameworks for each of the seven Major Areas of Change, two Areas of Potential Change and the three Development Option Sites, is available as a supporting document to this Plan.







# CHAPTER 4

## ECONOMY and EMPLOYMENT

### INTRODUCTION

**4.1** A priority of the Council is to support business and industrial activity and encourage the sustainable economic regeneration of Inverclyde. This can be achieved by maintaining and where possible improving the competitiveness of local companies throughout the area, while also allowing sufficient flexibility for future growth.

**4.2** A business environment needs to be created where existing companies can have the confidence to expand and new ones can be encouraged to locate in Inverclyde. An adequate range, quality and quantity of land supply for future business and industrial development needs to be maintained, and the following plan policies seek to provide the foundations for a vibrant local economy and employment base.

### POLICY CONTEXT

#### National

**4.3** The Scottish Government's Economic Strategy gives a clear priority to accelerating economic recovery in Scotland with a range of measures to tackle unemployment and to promote employability, thereby developing a more resilient and adaptable economy. Particular policy attention is devoted to a number of key sectors with forecast high growth potential to boost productivity, including the creative industries, energy (including renewables), financial and business services, food and drink, life sciences and universities and sustainable tourism.



**4.4** The Government's plans to move toward a low carbon economy to meet the Climate Change (Scotland) Act 2009 targets are expressed through its Low Carbon Economic Strategy. This aims to seize business opportunities by marketing Scotland as a destination of choice for business inward investment.

**4.5** National Planning Framework (NPF2) encourages a more even spread of economic activity which would help relieve pressures in high growth areas and provide additional opportunities in areas such as Inverclyde. It is recognised in NPF2

that Inverclyde has been endeavouring to respond to Government policy and through the Urban Regeneration Company, Riverside Inverclyde, is promoting new employment opportunities and improving the quality of the environment. The success of Ocean Terminal in Greenock as an increasingly popular port of call for cruise liners and container traffic is also recognised in NPF2.

**4.6** Scottish Planning Policy aims to achieve sustainable economic growth in Scotland, located in quality sustainable places, and encourages planning authorities to proactively support development that could contribute to that aspiration. Authorities are required to respond to the diverse needs and locational requirements of different sectors and sizes of businesses and to take a flexible approach to ensure that changing circumstances can be accommodated and new economic opportunities realised.

#### Strategic

**4.7** The SDP aims for a rebalanced low carbon economy to accord with national strategy and the Plan has rationalised and streamlined the strategic development locations in the City region. Twenty Strategic Economic Investment Locations (SEILs) are identified, based upon their ability to offer specific roles and functions, including one at Inverclyde Waterfront based upon green technologies and business and financial services. The importance of Strategic Freight Transport Hubs (SFTBs) is also identified in the SDP, one of which is Ocean Terminal in Greenock.

**4.8** Ocean Terminal has a dual purpose, being an important national destination for cruise ships for



Scotland. This strategic deep-water facility is a significant asset in Inverclyde for promoting the area and for increasing expenditure, both locally and across west central Scotland. It is one of a number of tourist 'destinations' within the area that the Development Plan will protect.

**4.9** Greenock town centre has been identified within the Network of Strategic Centres in the SDP (refer to **Chapter 7**) where its role and function includes employment and business, as well as retail, civic, community and leisure.

## Local

**4.10** The Urban Regeneration Company, Riverside Inverclyde was set up to secure the long-term economic growth of Inverclyde through the exploitation of existing and new opportunities and

spread the benefits of growth to local residents and businesses across Inverclyde. Regeneration projects based on the adopted 2005 Local Plan were identified along the eight kilometre Waterfront/A8 Corridor, stretching from Port Glasgow to Greenock, including development secured at Riverside Business Park; the creation of a LLP and planning permission for the redevelopment of the historic James Watt Dock; and environmental and public realm work along the main road corridors, on the coast and within the three town centres.

**4.11** The Council's Economic Regeneration Strategy 2011-2014 sets out Inverclyde's economic priorities in alignment with the key themes identified within the Government's Economic Strategy. The Regeneration Strategy aims to deliver through a programme of activities, focussing on economic success, business support, skills development with access to jobs and/or training, and financial inclusion.

**4.12** Following the identification of Inverclyde as a potential offshore renewables location by Scottish Enterprise in the National Renewables Infrastructure Plan, the Council and its partners, Riverside Inverclyde and Peel Ports Ltd (Clydeport plc) are promoting Inchgreen on the Greenock Waterfront as an area to which renewable energy companies could locate.

**4.13** The promotion of tourism is identified at national level as an important growth sector for the economy of Scotland and there is an expectation that each part of the country should make the most of its unique resources and assets with a view to capturing an ever increasing market. The

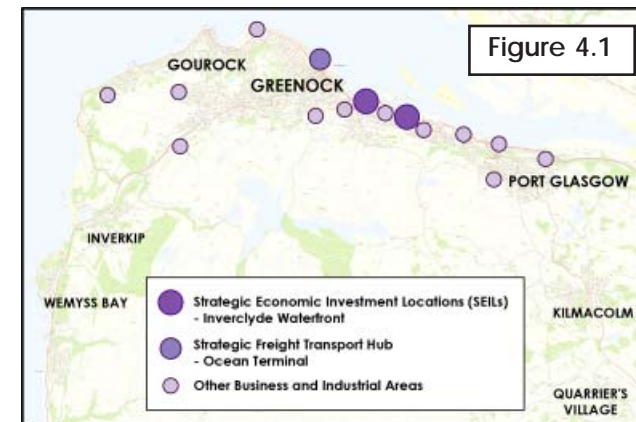


Figure 4.1

Inverclyde Tourism Strategy 2009-2016 sets the context within which this LDP promotes this sector of the local economy.

## POLICIES

### Business and Industrial Areas

**4.14** It is important that the Council maintain an adequate range and choice of sites and locations for business and industry and create the correct business environment for the protection of existing jobs and the creation of new ones. The protection of strategically important sites for business and industrial investment provides the certainty required for their future, while the flexibility accorded other designated locations and sites recognises the legacy of business and industrial sites and the long term issues of marketability associated with certain less sustainable locations. **Policy ECN1 (a) to (d)** and the accompanying **Schedule 4.1**, aims to fulfil these requirements.



## Policy ECN1 – Business and Industrial Areas

### (a) – Strategic Economic Locations

The strategic economic locations listed in Schedule 4.1 and identified on the Proposals Map as **ECN1 (a)** will be safeguarded, with favourable consideration given to:

- (i) new development in support of green technologies and business and financial services within the Inverclyde Waterfront Strategic Economic Investment Location (SEIL);
- (ii) new development and support for the continuation of current uses for the operation of the international Ocean (Container) Terminal Strategic Freight Transport Hub; and
- (iii) new development proposals for business, general industrial and storage or distribution (Use Classes 4, 5 and 6); and all subject to **Policy ECN3**.

### (b) – Local Business and Industrial Areas

The business and industrial areas listed in Schedule 4.1 and identified on the Proposals Map as **ECN1(b)** will be safeguarded, with a presumption in favour of new development proposals for business, general industrial and storage or distribution (Use Classes 4, 5 and 6), subject to **Policy ECN3**.

### (c) – Economic Mixed Use Areas

The business and industrial areas listed in **Schedule**

4.1 and identified on the Proposals Map as **ECN1(c)** will be safeguarded, and while there will continue to be a presumption in favour of new development proposals for business, general industrial and storage or distribution (Use Classes 4, 5 and 6), other uses that would contribute to permanent employment creation or be clearly supportive of the operation of existing businesses will be supported, provided they are not uses typically associated with Town Centres, subject to **Policy ECN3**.

### (d) – Business and Industrial Areas with Potential for Change

The business and industrial areas listed in Schedule 4.1 and identified on the Proposals Map as **ECN1(d)** will be safeguarded, and while there will be a presumption in favour of new development proposals for business, general industrial and storage or distribution (Use Classes 4, 5 and 6), proposals for uses other than business and industrial will also be given consideration, subject to **Policy ECN3** and other relevant policies of the Local Development Plan.

**4.15** The business and industrial areas designated in the LDP are listed in **Schedule 4.1** and categorised according to the above four-fold policy distinction. Within these areas are sites identified as development opportunities to support the economic development of Inverclyde. **Policy ECN2** outlines these opportunities and how the Council's portfolio of business/industrial development opportunities will be regularly monitored and reviewed to ensure there is no

constraint on the local economy through an inadequate marketable land supply.

## Policy ECN2 – Business and Industrial Development Opportunities

The development of business and industrial uses on the sites included in **Schedule 4.1** and indicated on the Proposals Map will be encouraged and supported. An annual audit of the business and industrial land supply will monitor and review the sites, and where necessary, augment the marketable land supply, to maintain the economic competitiveness of Inverclyde.

## Business and Industrial Development Within Designated Areas

**4.16** It is important to the character and amenity of Inverclyde that business and industrial developments are of an acceptable standard and that their development has little or no adverse impact upon surrounding land uses, and adjacent businesses. Furthermore, in order to contribute toward an improved environment, sustainable travel patterns and quality of life, all proposals should take account of **Policy ENV3** and the **Supplementary Guidance** on the Green Network.

## Policy ECN3 – Character and Amenity of Areas for Business and Industrial Use

Within the designated business and industrial areas, development proposals will be assessed against the following criteria, where appropriate:

- (a) the scale, siting and design of buildings;
- (b) site boundary treatment and landscaping;
- (c) infrastructure, transportation, and environmental considerations (including Supplementary Guidance on the Green Network);
- (d) assessment against the Council's adopted roads guidance;
- (e) compatibility with neighbouring uses; and
- (f) impact on the overall supply of land for business and industry.

## Business and Industry Outwith Designated Areas

**4.17** It is important that businesses which operate acceptably and successfully outwith designated areas should be supported. They should not be impeded from operating effectively by development that could lead to future complaints against them. Whilst the Council would normally wish to direct new business development to the areas identified on the Proposals Map for those purposes, occasions may occur where a proposal outwith the designated areas could be seen to have overall benefits for the community. Such developments would have to be assessed against the criteria in **Policy ECN4**.

## Policy ECN4 – Business and Industrial Proposals Outwith Designated Areas

Proposals for new or expanded business or industrial development on sites outwith the identified Business and Industrial Areas on the Proposals Map, will require to be assessed against the following criteria:

- (a) compatibility with neighbouring uses;
- (b) economic and social benefit; and
- (c) range and suitability of available sites identified in the Local Development Plan as being suitable for the proposed development.

## Proposals for Working from Home

**4.18** Proposals for working from home in a residential area will be acceptable for a business where the nature of the activity does not have an adverse impact on the existing character and standards of amenity of the area. **Policy ECN5** outlines the relevant criteria where planning permission may be required, depending on the nature of the activity and in this regard advice should be sought from the Regeneration and Planning Service, Development Management.

## Policy ECN5 – Working from Home

Proposals for working from home will be acceptable provided they satisfy the following criteria:

- (a) the effect on neighbouring residents in terms of noise, odour, storage, traffic, parking, hours of working or other impacts; and
- (b) the cumulative impact of such uses.





## Tourism

**4.19** The Development Plan is required to facilitate and encourage development, and identify improvements in tourist provision and accommodation, the growth and importance of which is significant to the economic prosperity of Inverclyde. The Council's Tourism Strategy (2009-2016) aims to provide a focus for the promotion of tourism for local people, the Inverclyde business community and other stakeholders, such as Scottish Enterprise and Visit Scotland.

**4.20** Inverclyde's location on the south bank of the River Clyde and its extensive 25 mile coastline down into the Firth of Clyde, explains the attraction it has had for generations of holiday-makers and more recently day trippers and short stay visitors. In addition to tourist attractions such as the Regional Park, Finlaystone House and Gardens, Lunderston Bay, the seafront at Gourock and as a 'stop-over' for the ferry crossings to Argyll and Bute and beyond, the coast has become an important location and catalyst for new leisure developments.

**4.21** The last 15 years has seen an upsurge in sailing and boating activity with increasing demand for moorings and marinas. Kip Marina (the largest and most successful with associated housing and leisure businesses), has been followed recently with marina development at The Harbour and James Watt Dock, Greenock. The LDP in its MAC policy areas (refer **Chapter 3** and **Supplementary Guidance**), illustrates the potential importance of this sector of tourism to the economic development of Inverclyde and the role that planning can play in assisting this new investment.



**4.22** Good communications and improvements to accessibility to, from and within Inverclyde, is essential to generating more tourism. The LDP in its proposals to safeguard and enhance the transport network, improve its interchanges and its routes for sustainable access (walking and cycling), will have direct benefits for Inverclyde as a tourist destination (refer **Chapters 5** and **8**).

**4.23** Caravan parks in particular tend to require large areas of land and can have major implications for the environment. Any proposal for a new caravan park or for an extension to an existing one should not have an adverse impact on the local environment nor be significantly more visually intrusive over the wider area.

### Policy ECN6 – Tourist Facilities and Accommodation

The provision of new or extended tourist facilities and accommodation, including caravan parks, will be assessed against the following criteria:

- (a) impact on amenity and landscape (adjoining properties, natural and built heritage and environmental resources);
- (b) standard of design;
- (c) impact of traffic generation, access, parking and road safety ;
- (d) accessibility by public transport; and
- (e) social and economic benefit.



## SCHEDULE 4.1 - BUSINESS and INDUSTRIAL AREAS and DEVELOPMENT OPPORTUNITIES

Designation	Location	Policy ECN2 Opportunities	Site Ref.	Site Area (ha)
<b>Strategic Economic Locations - Policy ECN1(a)</b>				
Inverclyde Waterfront )	Cartsburn (Landward W), Greenock	Yes	e1	0.3
Strategic Economic )	Cartsburn (Riverside), Greenock	Yes	e2	0.43
Investment Location )	Cartsburn (Landward E), Greenock	Yes	e3	1.42
(SDP SEIL) )	Riverside Business Park (2 sites), Greenock	Yes	e4	1.02
	Pottery Street (N) / Inchgreen, Greenock	Yes	e5	Combined with e4
		Yes	e6	9.33
(SDP SFTH)	Ocean (Container) Terminal, Greenock	PDR	n/a	
<b>Local Business and Industrial Areas - Policy ECN1(b)</b>				
	Faulds Park, Gourock			
	Larkfield IE, Greenock	Yes	e7	0.88
	Spango Valley (Valley Park), Greenock			
	Drumfrochar IE, Greenock			
	Lynedoch IE, Greenock			
	Baker Street/Ingleston, Greenock	Yes	e8	0.27
	Cappielow IE, Greenock			
	Kingston IE, Port Glasgow			
	Newark, Port Glasgow			
	Kelburn Business Park, Port Glasgow	Yes	e9	3.05
<b>Economic Mixed Use Areas - Policy ECN1(c)</b>				
	Former Inverkip Power Station by Wemyss Bay	Yes	e10	Indicative
	Fort Matilda, Greenock			
	Carnock Street, Greenock			
	Crescent Street, Greenock	Yes	e11	0.37
	Ratho Street/MacDougal Street, Greenock			
	James Watt Dock, Greenock	Yes	e12	Indicative
	Pottery Street (E) / Bogston (2 sites), Greenock	Yes	e13	0.78
		Yes	e14	0.16
	Anderson Street, Port Glasgow			
	Port Glasgow IE (Central)			

Designation	Location	Policy ECN2 Opportunities	Site Ref.	Site Area (ha)
<b>Business and Industrial Areas with Potential for Change - Policy ECN1(d)</b>				
	Spango Valley (SW), Greenock	Yes	e15	Indicative
	Former Tate and Lyle Sites (3), Greenock	Yes	e16	
		Yes	e17	
		Yes	e18	
	Regent Street, Greenock	Yes	e19	0.9
	John Street, Greenock*	Yes	e20	
	Sinclair Street, Greenock	Yes	e21	2.43
	Port Glasgow IE (West)	Yes	e22	0.66
	Port Glasgow IE (South)	Yes	e23	2.51
	Inner Lower Port Glasgow	Yes	e24	Indicative

**Source:** Inverclyde 2012 Business and Industrial Land Supply Survey

**Notes:** SDP 'SFTH' - Strategic Freight Transport Hub  
PDR 'Permitted Development Rights' - Peel Holdings (Clydeport plc)  
Site Area (hectares)  
\* Not existing business area (refer Chapter 3, Policy DOS2)

### SCHEDULE 4.2 - TOURISM OPPORTUNITIES

Site Ref	Location	Project Type	Notes
t1	Gourock Bay	Tourist facilities and accommodation	Opportunity for tourist facilities and accommodation related to a marina use
t2	The Harbours, Greenock	Tourist facilities	Opportunity for tourist facilities related to the mixed use nature of the Harbours area, including marina
t3	James Watt Dock, Greenock	Tourist accommodation	Planning permission in principle approved in January 2010 for a mixed use development including hotel



# CHAPTER 5

## TRANSPORT and CONNECTIVITY

### INTRODUCTION

**5.1** A well designed and connected transport network has an important role to play in meeting a number of inter-related objectives such as reducing greenhouse gas emissions, improving accessibility to services, promoting economic competitiveness and access to employment and providing opportunities for active travel. Achieving these requires a shift to more sustainable modes of transport, from private cars to walking, cycling and public transport for individuals and from road to rail and water for freight wherever possible.

**5.2** Inverclyde is well served in terms of transport with the A8 and A78 trunk roads running through the authority, as well as two train lines with fourteen stations and four ferry services. A number of bus companies operate throughout the area, with Greenock Bus Station recently undergoing a major renovation and Port Glasgow Bus Station due to reopen after refurbishment in 2013. A parking strategy for Greenock Town Centre is being developed, as are sites for park and ride at a number of stations.

### POLICY CONTEXT

#### National

**5.3** Transport Scotland is the national transport agency responsible for the rail network, trunk roads, ferries, ports and harbours and major transport projects. They are also responsible for the production of the Strategic Transport Projects Review, which identifies the Scottish Government's transport investment priorities for the next 20 years



and the coordination of the National Transport Strategy, which sets out the long-term vision for transport across Scotland. As well as improving integration between different modes of transport, the main objectives are the promotion of economic growth through the enhancement of the transport network, better social inclusion through increased accessibility, protection of the environment by minimising emissions and improving safety.

#### Strategic

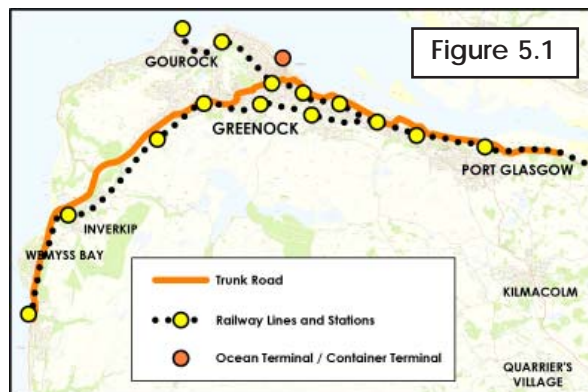
**5.4** Strathclyde Partnership for Transport (SPT) is the regional transport partnership for the West of

Scotland. Its role is to consider and plan for all modes of transport across the region, and develop the transport system in partnership with the individual member councils. SPT has a key role in strategic planning for the region and their vision is published through the Regional Transport Strategy for the West of Scotland 2008-21. This strategy identifies the complementary regional priorities that set the scene in working toward the four key transport outcomes of improved connectivity, access for all, reduced emissions and attractive, seamless and reliable travel.

**5.5** The Strategic Development Plan's (SDP) vision recognises that public transport, particularly rail and buses, will be the key sustainable transport modes, along with the promotion of active travel. Development should be directed to locations accessible to such sustainable transport as an alternative to the private car. The SDP's Spatial Development Strategy supports investment in freight hubs to encourage a modal shift between road, rail and maritime shipping. Ocean Terminal in Greenock is identified as one such Strategic Freight Transport Hub.

#### Local

**5.6** The regional and local transport priorities are implemented in Inverclyde through the Inverclyde Local Transport Strategy (LTS) 2009-2014, which aims to extend and diversify transport infrastructure, particularly for walking, cycling and public transport, and to provide better integration between modes. Relevant actions from the LTS are included in the Action Programme accompanying this Plan.



## POLICIES

### Managing the Transport Network

**5.7** SPP states that the strategic transport network - trunk roads, motorways and the rail network - is critical to sustainable economic growth. Developments that could potentially affect its performance or safety should be appraised and mitigation measures put in place where necessary to ensure it continues to operate efficiently.

#### Policy TRA1 – Managing the Transport Network

The Council will seek to manage development that would affect traffic flow on the strategic road network to allow essential traffic to undertake efficient journeys. To achieve this, the actions included in the Local Transport Strategy will be supported. The public transport network will also be protected where possible, and support will be

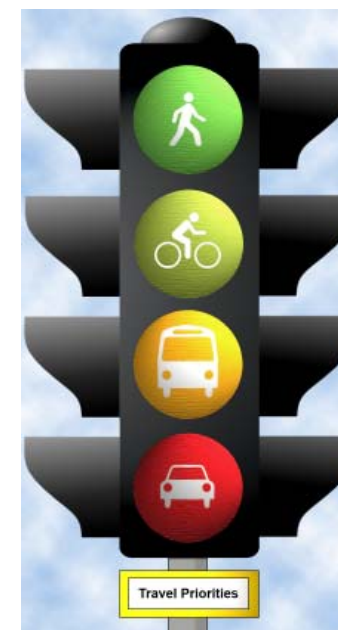
given to proposals that will result in an improved or extended service. Where proposals could result in the requirement for new or diverted public transport routes, discussion with Strathclyde Partnership for Transport should be undertaken.

### Sustainable Access

**5.8** Scottish Planning Policy (SPP) directs development to accessible locations to minimise the need to travel and to maximise opportunities for travel by sustainable modes wherever possible. Developments likely to generate significant travel demand particularly should be located to take advantage of the existing networks and should be backed up by transport assessments and travel plans in order to demonstrate that proposed developments will be easily accessed by means other than the private car. Personal travel should be prioritised by walking, cycling, and public transport, then by car and other motorised vehicles.

**5.9** Sustainable outdoor access (primarily walking and cycling) requires good networks, in particular off-road routes, to move with relative ease around the area. The Core Paths Plan and in particular the promotion of the strategic linkages (National Routes 75 and 753 of the National Cycle Network and completion of the Inverclyde Coastal Route), has helped to encourage more active travel, including tourism (day and short-stay), to Inverclyde. The enhancement and extension of this network will assist those who want to be more active in their travel, either in their leisure time or for their journey-to-work, to do so.

Figure 5.2 - Sustainable Transport and Access





## Policy TRA2 – Sustainable Access

New major trip-generating developments will be directed to locations accessible by walking, cycling and public transport, and developers will be required to submit a transport assessment and a travel plan, if appropriate. Such developments will be required to recognise the needs of cyclists and pedestrians as well as access to public transport routes and hubs, and have regard to the Council's Core Paths Plan, where appropriate. Where development occurs which makes it necessary to close Core Paths and other safeguarded routes, provision of an alternative route will be required.

The Council will also support and seek to complete the Inverclyde Coastal Route with developers required to make appropriate provision when submitting planning applications. National Routes 75 and 753 of the National Cycle Network will also be protected.

## New Roads and Parking Proposals

**5.10** Inverclyde Council's Local Transport Strategy identifies a number of projects that will contribute toward the improvement of the transport network in Inverclyde. Those with specific land requirements are supported through **Policy TRA3**.

## Policy TRA3 – New Roads and Parking Proposals

Inverclyde Council will support the development of, and safeguard the land necessary for, the following roads and parking actions identified in the Local Transport Strategy:

- (a) realignment of Baker Street, Greenock;
- (b) construction of relief road of Kempock Street, Gourock;
- (c) review of the Council's Parking Strategy; and
- (d) identify locations for Parkand Ride Provision near railway stations.

## Developer Contributions

**5.11** Where a new development requires an enhancement to existing public transport services

that would not be provided commercially, or the provision of new transport infrastructure, the developer will be expected to make a contribution toward their provision. In cases where new trunk road infrastructure is required to allow the development to proceed, the cost of this provision should be met in full by the developer, having consulted with Transport Scotland.

## Policy TRA4 – Developer Contributions

Inverclyde Council, as Planning Authority, will, as appropriate, seek contributions from the developer towards pedestrian, cycle, public transport and road improvements, which have been identified as necessary through an associated transport assessment. Where new trunk road infrastructure is required, this should be provided by the developer.







# CHAPTER 6

## HOUSING and COMMUNITIES

### INTRODUCTION

**6.1** New housing development and housing-led regeneration has been at the forefront of the Council and its partners' joint objective of making Inverclyde a more attractive place to live and work over the last 15-20 years. Major regeneration projects along the Waterfront and the Area Renewal Strategy, building 'new neighbourhoods', have radically altered many areas in Greenock and Port Glasgow. These changes have been planned more recently alongside the Council's School Re-provisioning Strategy, promotion of new leisure, community and other capital investment projects, complemented by significant private sector investment in the area's residential neighbourhoods.

**6.2** Depopulation from Inverclyde continues to inform the Council and its partners' plans and strategies. The Inverclyde Alliance Single Outcome Agreement (SOA) has at its core, the objective of stabilising the population to assist economic regeneration and improve the quality of the living environment.

**6.3** The LDP's Spatial Strategy aims through new housing development and regeneration, to tie all the elements of community regeneration and area renewal together. This includes embedding 'place-making' measures aimed at expanding and enhancing the Green Network, especially by improving links from renewed residential areas to the town and local centres.

**6.4** There remain neighbourhoods within Greenock and Port Glasgow that require significant investment, to either upgrade the existing housing



stock or introduce new housing at reduced densities. The opportunity has been taken through the Area Renewal Strategy, in new developments on the Waterfront, and other large development opportunity locations across the authority, to widen the range and choice of housing available. This has been done through introducing a greater mix of house types and tenures into single tenure neighbourhoods.

**6.5** The housing development strategy presented in this chapter represents a continuation of these broad strategies, identifying afresh where this

planned new investment in housing should be over the next 10 years, and beyond.

### POLICY CONTEXT

#### National

**6.6** Scottish Planning Policy (SPP) and other Scottish Government guidance on 'planning for housing' states that the planning system should contribute to raising the rate of new house building by identifying land to support the provision of a range of housing in the right places. Sustainable development is emphasised by promoting regeneration and renewal through the reuse of previously developed (brownfield) land. This housing provision is expected to be well designed, energy efficient, of good quality and in sustainable locations, to contribute to a reduction in carbon emissions. A particular concern of Government is that the LDPs should allocate a *generous* supply of land to meet housing requirements across all tenures.

**6.7** SPP and Planning Advice Note (PAN) 02/2010 address in particular 'affordable housing', requiring LDPs to meet any shortage that has been identified through the housing need and demand assessment and local housing strategy. As with market or private sector housing the need for affordable housing should be met, where possible, within the housing market area where it has arisen. Planning authorities may allocate sites specifically for affordable housing to meet the identified requirements, with the SPP stating that this approach is most likely to be appropriate for small sites within or adjoining existing settlements to provide for locally arising needs.

## Strategic

**6.8** The Glasgow and the Clyde Valley Strategic Development Plan (GCV SDP) continues the longstanding emphasis in City region planning of minimising the footprint of the built-up area, requiring most housing requirements to be met in sustainable locations. These locations are predominantly brownfield rather than greenfield. Within this preference for brownfield redevelopment, area renewal initiatives and large scale regeneration projects are encouraged in the SDP, to promote more mixed tenure neighbourhoods in accordance with SPP.

### Housing Need and Demand Assessment

**6.9** To encourage the better integration of planning for housing, the Scottish Government introduced new legislation and guidance to facilitate this convergence. The Glasgow and the Clyde Valley Housing Market Partnership (GCV HMP) has prepared the first strategic Housing Need and Demand Assessment (HNDA) for the GCV area, assessed by the Scottish Government's Centre for Housing Market Analysis (CHMA) as 'robust and credible'. This provided the evidence base for the housing requirements identified in the Glasgow and the Clyde Valley SDP and for all assessed housing need and demand incorporated into Inverclyde's Local Housing Strategy (LHS) and this LDP Proposed Plan.

**6.10** The SDP outlines an 'Indicative All-tenure Housing Requirement' for the eight City Region local authorities, derived from the GCV HNDA and the assessment of the requirement for land to meet these needs and demands. This shows at the City Region level that there *may be* sufficient land to

meet demand in the Private Sector, to 2020 and 2025, but that 'this preliminary conclusion will be subject to the detailed assessment of all sites to be allocated in LDPs', in accordance with certain criteria (*reference SDP, para 4.86a*).

**6.11** In contrast, Affordable Sector housing needs indicate a potential shortfall of provision in the majority of the City region's local authorities, especially over the time periods, to 2016 (for Local Housing Strategy purposes), and to 2020 (for LDP purposes), but less so into the longer term to 2025.

**6.12** In accordance with the SDP the expectation is that the all-tenure housing requirement for Inverclyde will be met and in particular, affordable housing requirements will be addressed as funding allows through a range of delivery mechanisms, outlined below in Policy RES4, and expanded in the accompanying Supplementary Guidance to this Plan.

## Local

**6.13** The Inverclyde Local Housing Strategy 2011-2016 provides the strategic direction for addressing housing requirements and has informed future investment in housing across the local authority area, including improvements to the quality of the housing stock. A major programme of demolition and re-provision of predominantly social rented stock has been underway for over ten years to deal with the backlog of poor quality housing, forming an important focus for area renewal in Inverclyde. In these respects, the preparation of this part of the LDP has been closely aligned with the Council's LHS.

### Meeting Housing Need and Demand

**6.14** In Inverclyde there are two distinct housing market areas: Inverclyde HMA and Renfrewshire Sub-HMA. These two geographies have been defined in the GCV HNDA as the basis for assessing the requirement for housing, whether to meet demand or need, within the two main sectors of the housing market (refer to **Figure 6.1** and note under **Table 6.2**).

**6.15** In advance of determining the housing land requirement from the indicative all-tenure requirement in the SDP, the requirements are translated into Housing Supply Targets (HSTs). The Inverclyde LHS 2011-16 includes HSTs for both main sectors, thus fulfilling the criteria recommended in the SDP. Further policy considerations have been taken into account for Inverclyde which justifies the variations from the indicative all-tenure requirement in the SDP (refer to **Table 6.1** ).

**6.16** The GCV HNDA undertaken for this LDP has been updated using the 2012 housing land supply audit as the base date, subsequently amended with additional sites brought forward through the preparation of this LDP. Sites in the audit are predominantly brownfield in accordance with SPP providing a range of sustainable locations across the authority. It is concluded that there is both a sufficient land supply which is effective, or likely to be capable of becoming effective, to meet the assessed HSTs to 2020, and a more than generous supply to meet the estimated all-tenure housing requirement over the longer term planning horizon, to 2025 (refer to **Table 6.2**).



**TABLE 6.1 - COMPARISON of HNDA, HST and LDP LAND SUPPLY 2011/12-2024/25  
HOUSEHOLDS and DWELLINGS (TOTALS) – INVERCLYDE**

Housing Type/Tenure	2011/12- 2015/16	2016/17- 2019/20	2020/21- 2024/25	2011/12- 2024/25
<b>HNDA (Need and Demand)</b>				
1) Affordable Housing (1)	1,890	1,390	410	3,690
2) Private Housing	650	520	100	1,270
3) All-Tenure	<b>2,540</b>	<b>1,910</b>	<b>510</b>	<b>4,960</b>
<b>HSTs (Output/Deliverable) (2)</b>				
1) Affordable Housing	500	400	500	1,400
2) Private Housing	750	720	900	2,370
3) All-Tenure	<b>1,250</b>	<b>1,120</b>	<b>1,400</b>	<b>3,770</b>
<b>LDP Land Supply (3) (4) (5)</b>				
1) Affordable Housing	600	320	830	1,750
2) Private Housing	730	720	1,930	3,380
3) All-Tenure	<b>1,330</b>	<b>1,040</b>	<b>2,760</b>	<b>5,130</b>

Sources: GCV HNDA (2011); Inverclyde LHS 2011-2016 (HSTs); & Updated 2012 Inverclyde HLS Audit

**Note:** For further details regarding sources, notes and assumptions used, refer to **Supplementary Guidance 'Affordable Housing Provision'**, Annex 1. Table 1(b) expressed as Per Annum to align with the Inverclyde LHS 2011-2016 HSTs and 'best fit' with the Programmed Land Supply.

## Inverclyde Housing Land Requirements

**6.17** The most significant conclusion arising from this review is that there is no need for large scale strategic land release to meet Inverclyde's housing requirements. However, where through monitoring and review there is found to be a requirement to identify additional sites to meet housing needs, the SDP provides the means to deliver this additional land through *Strategy Support Measure No. 10 'Housing development and local flexibility'*, while not undermining the SDP's Spatial Development Strategy.

## **HOUSING DEVELOPMENT STRATEGY**

**6.18** The housing development strategy of the LDP will positively contribute to improving the urban environment, safeguard and enhance residential amenity, and provide direction for the social, economic and physical regeneration of Inverclyde (**Policy RES1**). The Plan continues with the Council's longstanding sustainable land use planning objective, to support the development of mixed communities by maximising new building on brownfield sites (**Policy RES2**).

**6.19** The Plan will ensure that there continues to be no land supply constraint to the provision of a good range, choice and distribution of housing sites across Inverclyde, in particular for 'affordable' provision, and predominantly in sustainable brownfield locations (**Policies RES3 and RES4**).

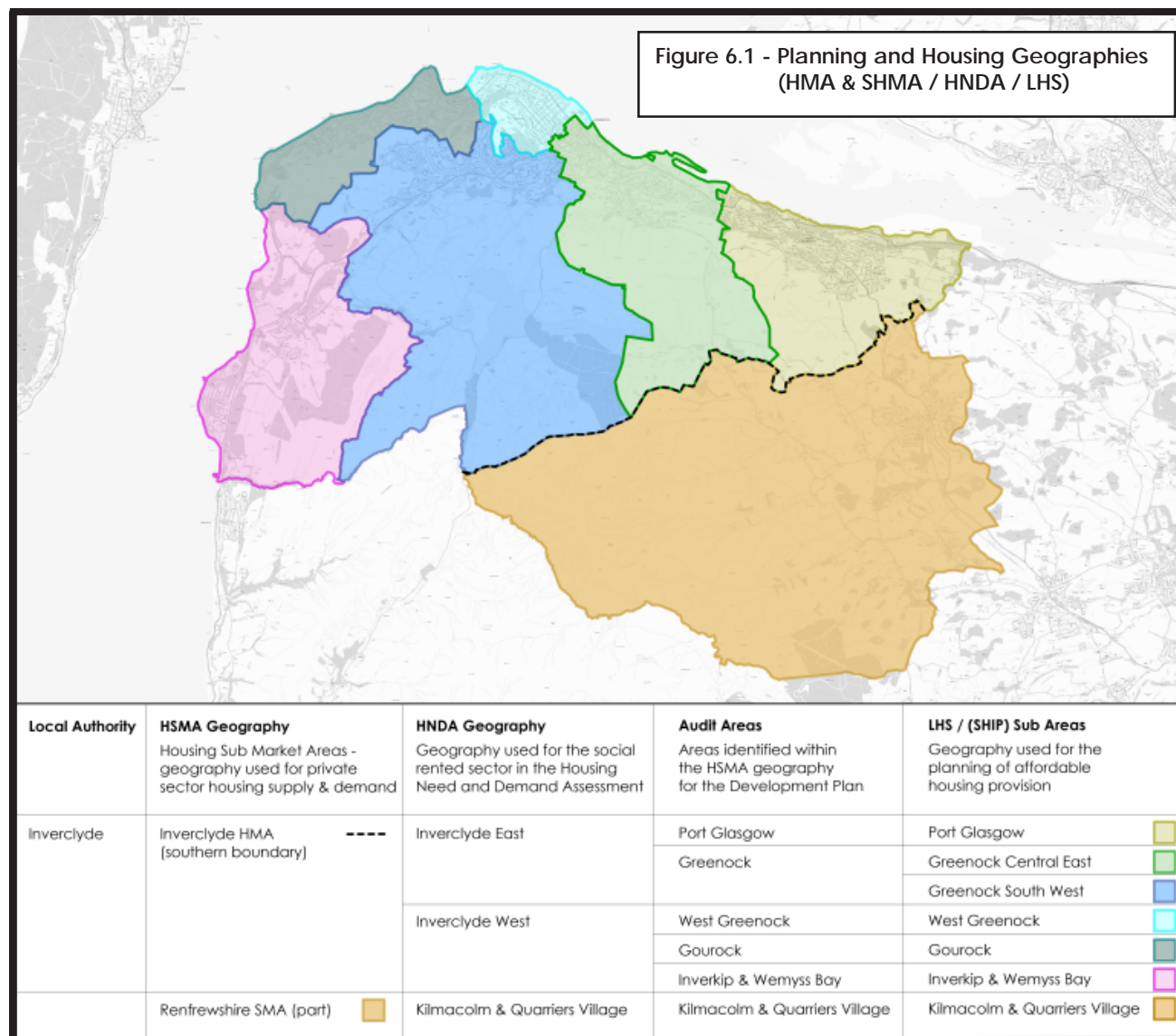


TABLE 6.2 - HOUSING LAND SUPPLY, by HOUSING MARKET AREA / SHMA

Housing Market Area	Affordable		Private		All-Tenure		'Effective Land Supply' (All-T)
	'Eff.'	Total	Eff.	Total	'Eff.'	Total	
Inverclyde HMA	500	1,600	1,120	3,380	1,620	4,980	33%
Renfrewshire SHMA (part)	10	50	40	70	50	120	42%
Inverclyde	510	1,650	1,160	3,450	1,670	5,100	33%

Source: Updated Inverclyde 2012 HLS Audit, including new LDP Sites.  
All capacities are rounded at Sub Area level.

- Notes:**
- (1) The land supply dwelling capacities in this table differ from Schedule 6.1 due to the inclusion of those sites omitted from the LDP, programmed (expected) to be built-out in full in years 2012/13 and 2013/14.
  - (2) The Affordable Sector estimates are based on the 'benchmark 25%' contribution from designated 'quota' sites. The totals include an estimated 20 'off-site' contribution from 2 sites in West Greenock (refer Schedule 6.1).
  - (3) 'Effective' Affordable site capacities are estimates based on likelihood of funding committed on sites over the Short term 'Plan Period', to 2018/19.
- Further details summarized by Settlement and LHS Sub Area are in **Supplementary Guidance 'Affordable Housing Provision'** (refer **Annexes 1 and 3**).

#### 'Planning and Housing Geography Definitions'

- (A) For the **Private Sector** (owner-occupation and private rented housing), the established City Region housing market area framework comprising of a discrete Inverclyde Housing Market Area (HMA), which covers all of the authority area except Kilmacolm and Quarriers Village, which forms part of the Renfrewshire Sub Market Area (SMA) of the Central (Greater Glasgow ) HMA, is applicable.
- (B) For the **Affordable Sector** (predominantly social rented housing but also low cost housing, defined as 'intermediate' in the GCV HNDA), the Inverclyde Council area is subdivided into three sub areas, of Inverclyde East (comprising Port Glasgow, Greenock Central East and Greenock South West), Inverclyde West (comprising West Greenock, Gourock, Inverkip and Wemyss Bay), and the Kilmacolm and Quarriers Village area.

## POLICIES

### Safeguarding Residential Areas and Housing Development

**6.20** The LDP is concerned with safeguarding and improving, where practicable, the character and amenity of existing residential areas, as identified on the Proposals Map. All new development of housing in these areas will require to be built to a good standard and quality of design, and contribute to an improvement in the residential environment. **Policy RES1** outlines the criteria for assessment of residential development proposals on sites within the designated residential areas.

#### Policy RES1 : Safeguarding the Character and Amenity of Residential Areas

The character and amenity of residential areas, identified on the Proposals Map, will be safeguarded and where practicable, enhanced. Proposals for new residential development will be assessed against and have to satisfy the following criteria:

- (a) compatibility with the character and amenity of the area;
- (b) details of proposals for landscaping;
- (c) proposals for the retention of existing landscape or townscape features of value on the site;



- (d) accordance with the Council's adopted roads guidance and Designing Streets, the Scottish Government's policy statement;
- (e) provision of adequate services; and
- (f) having regard to Supplementary Guidance on Planning Application Advice Notes.

**6.21** In addition to new residential development within the designated residential areas covered under **Policy RES1**, proposals for sub-divisions, conversions and extensions of existing properties are covered under **Policy RES5** below.

**6.22 Policy RES6** below sets out the considerations that apply in assessing the provision of non-residential uses within residential areas such as neighbourhood shops, schools and community facilities.

## Redevelopment of Brownfield Land

**6.23** The policy of urban containment (refer **Chapter 2**) is founded on a legacy from the 2005 Local Plan with a significant number of large development opportunities that remain to be built-out. This has contributed to Inverclyde's generous housing land supply. Among the 'legacy sites' are: The Harbours in the centre of Greenock, James Watt Dock/Garvel Island, the former Inverkip Power Station, Levan Farm on the west side of Gourock, and two large 'New Neighbourhood' sites at Woodhall in Port Glasgow, (phase 2) and Peat Road/Hole Farm in south west Greenock. There are also significant



medium term opportunities in Central East Greenock (Strone/Wellington Park) and Ravenscraig Hospital, in south west Greenock. These legacy sites have been augmented with new allocated LDP sites, the most significant being former school sites, in central and west Greenock and in Port Glasgow.

**6.24** Beyond the main urban areas of Greenock and Port Glasgow, in Gourock and Inverkip, a good distribution of allocated sites should not constrain house building and provision for a wider range and choice of house types for the Inverclyde HMA. Taken together, the location and distribution of

sites across Inverclyde is more than *generous* to meet the full range of market sectors and affordable housing needs within the HMA.

**6.25** The sustainable development of our towns is assisted greatly by having a preference for meeting development needs and demands within the urban area and by having a focus on area renewal and regeneration initiative areas. The planned redevelopment and reuse of urban land for residential and other community uses, including land identified as surplus for industrial use, is consistent with the LDPs Spatial Strategy of urban containment and its preference for new housing

to be developed in central-east neighbourhoods in the Inverclyde Housing Market Area. **Policy RES2** promotes development on brownfield sites for housing and community uses and the additional considerations that apply in such designated areas.

## Policy RES2 - Development on Brownfield Sites

Development on brownfield sites for housing and community uses in the residential areas identified on the Proposals Map, and in particular the designated renewal areas, will be supported where it accords with **Policies RES1** and **RES5**, except where:

- (a) an alternative use of greater priority or significant social and/or economic/employment benefit is identified; or
- (b) an alternative use is identified through an agreed area renewal initiative (refer **Policy SDS7**); or
- (c) it would result in an unacceptable loss of designated and locally valued open space (refer **Policy ENV4**).

**Note:** the designated renewal areas referred to are the 'Major Areas of Change' and 'Areas of Potential Change' depicted on the Proposals Map.



## Housing Provision: Land Supply

**6.26** The delivery of housing through the Development Plan depends on appropriate, well located and effective sites being made available to meet need and demand. As indicated above, this LDP has allocated land which is effective or capable of becoming effective to meet the housing land requirement for up to 12 years, and ensuring a minimum of 7 years effective land supply at all times. The relevant 'effective plan period' is 2012/13-19/20 (5 years + 2 years to allow for LDP adoption in 2014, in accordance with SPP); and with a longer term timeframe to 2025.

**6.27** The LDP's housing development strategy, through **Policy RES3** and **Schedule 6.1** aims to support all housing providers by extending the range and choice of land allocations to meet all

requirements. **Schedule 6.1** lists all the sites allocated and indicative locations (including 'new neighbourhoods') identified in the Plan, for the three time periods, short, medium and long. The sites are further categorised in accordance with the objectives of making provision for affordable housing, expressed in **Policy RES4** below.

**6.28** For those larger sites specified in the Schedule without the benefit of planning permission, supporting documentation will be required with any planning application, including where appropriate, a Masterplan/Development Brief, Environmental Impact Statement and where applicable, the potential impact of development on the trunk road network included in a Transport Assessment (cross refer to **Policy TRA4** in **Chapter 5**).

**6.29** The Council wishes to encourage self-build plots in suitable locations within the urban area. Where such opportunities exist, those sites are indicated on **Schedule 6.1**, and provide capacity for potentially 50 dwellings in total.

## Policy RES3 - Residential Development Opportunities

Residential development will be encouraged and supported on the sites and indicative locations included in **Schedule 6.1** and indicated on the Proposals Map. An annual audit of the housing land supply will monitor and review, and where necessary, augment the Effective Land Supply, to maintain a minimum five year's supply in accordance with the GCV SDP and SPP guidance.



## Renfrewshire Sub-Market Area

**6.30** Kilmacolm and Quarriers Village are part of the separate Renfrewshire Sub-HMA, where house building in relation to the size of these communities has been limited but maintained over the past decade, although some affordability issues are evident. The Council has responded to these issues by liaising closely with neighbouring Renfrewshire Council on the appropriate amount of land provision to bring forward for the SHMA between the two authorities, without undermining and having an adverse environmental impact on what is important countryside and designated Green Belt. Residential development opportunities are identified for some 120 dwelling units, of which around 40 % are suitable to address the affordable need identified in the LHS. This number takes into consideration those sites earmarked for affordable housing in the Renfrewshire LDP, which together provide additional opportunities for local people to access more affordable housing.

**6.31** For Kilmacolm and this Sub-Market Area as a whole, the expectation is that the new sites identified and those that are likely to come forward through 'windfall' over the timeframe of the Plan, will be expected to provide for affordable homes as a higher negotiated proportion than the 'benchmark 25%' of the site's total capacity. This policy is supported by the aforementioned **Supplementary Guidance**.

**6.32** In addition, as indicated above the SDP *Strategy Support Measure No. 10 'Housing development and local flexibility'* supports land release for affordable housing need if monitoring



indicates it is required, while not undermining the SDP's Spatial Development Strategy.

**6.33 Policy RES4** below outlines the approach the Council has adopted to address the affordable housing requirements in the Inverclyde HMA, and is applicable also to the particular affordable housing requirements in the Sub Market Area of the authority.

### The Provision of Affordable Housing

**6.34** The new integrated approach to planning for housing encourages differentiating housing development opportunity sites according to tenure. Affordable housing is broadly defined as housing of a reasonable quality that is affordable to people of modest incomes. It straddles the main tenure

divide (private/social rented), sometimes called the 'intermediate sector', and comprises of a range of different types of provision, including shared ownership and mid-market rent (refer to Glossary and Supplementary Guidance).

**6.35** The Inverclyde LHS has confirmed the scale of affordable housing need and the likely availability of funding to deliver the house completions required, but only over the short term. This affordable housing requirement is addressed in the Plan through new land allocations that should contribute to meeting these housing needs. In accordance with Scottish Government's SPP, affordable housing need should be met, where possible, within the housing market area where it arises.



**6.36 Schedule 6.1** categorises the housing land supply sites on the basis of those sites that are most suited for different forms of tenure provision:

- (a) open-market (predominantly owner-occupied) housing, but where an 'off-site' affordable housing contribution may be negotiated;
- (b) a mix of market sectors/tenures, identified as 'quota sites', where a benchmark 25% of dwellings 'on-site' are allocated for 'affordable housing'; and
- (c) affordable housing need, including both social rented and /or the low cost 'intermediate sector' requirements.

**6.37 Supplementary Guidance** accompanies this LDP outlining how affordable housing is expected to be delivered in Inverclyde, including the following options:

- (i) through the above named 'quota approach', a benchmark of 25% of completions on prescribed sites of 20 or more dwellings will be affordable, or in certain cases after negotiation, a higher or lower percentage of all completions;
- (ii) the role expected of RSLs in the reprovisioning of their stock as part of the Area Renewal Strategy, where the introduction of mixed tenure is an established policy objective; and
- (iii) through the provisions of the approved Glasgow and Clyde Valley Strategic Development Plan (2012), *Strategy Support Measure No. 10*, outlined above.



**6.38** The Plan identifies and protects a limited number of housing development opportunity sites (targeted sites) which are best suited for Affordable Housing to distinguish them from open-market private sector housing sites. These sites are in addition to the 'quota approach'.

**6.39** In order to provide a mix of tenures and house types throughout Inverclyde, **Policy RES4** requires developers to provide affordable homes on prescribed residential development sites that offer the opportunity to achieve this aim.

## Policy RES4 - Provision of Affordable Housing

Residential developments of 20 or more dwellings on the prescribed sites in Schedule 6.1 will require developers to contribute towards meeting the affordable housing requirements identified in the Glasgow and the Clyde Valley Housing Need and Demand Assessment for Inverclyde. Provision is to be delivered by developers in accordance with Supplementary Guidance on Affordable Housing through the following means:

- (a) a benchmark of 25% Affordable Housing Contribution or another agreed percentage on specified 'quota sites'; or failing that and in exceptional circumstances:
  - (i) off-site provision within the same HMA/HNDA sub area\*; or
  - (ii) commuted payments in lieu of on- or off-site provision;
- (b) allocated Registered Social Landlord sites in the effective land supply; and
- (c) greenfield land release for a negotiated Affordable Housing Contribution, subject to assessment in accordance with the GCV SDP Strategy Support Measure 10 and Policy RES3.

\* Note: refer to Supplementary Guidance, Annex 1.

## Proposals for Changes to Properties in Residential Areas

**6.40** New residential development within the designated residential areas covered under **Policy RES1** does not cover adequately the more detailed matters that need to be considered and assessed for smaller scale proposals, to ensure a good standard and quality of design that will enhance the overall amenity of residential areas. Smaller scale proposals such as conversion, sub-division and extensions of existing properties are covered under **Policy RES5**.

## Policy RES5 - Proposals for Changes to Properties for Residential Use

Proposals for the change of use, sub-division or conversion to properties to create new additional dwelling units, and for the alteration or extension to residential properties, will be assessed against and have to satisfy where appropriate, the following criteria:

- (a) the character and amenity of neighbouring properties;
- (b) impact on the streetscape;
- (c) impact on the character of the existing property;
- (d) accordance with the Council's adopted roads guidance; and having regard to Supplementary Guidance on Planning Application Advice Notes.

## Residential Proposals in and around Town and Local Centres

**6.41** In appropriate circumstances, for example within town and local centres, where residential development is encouraged, assessment of residential proposals will be made according to the criteria in **Policy RES1** and **Policy RES5**, having regard to the less stringent amenity considerations appropriate for households living in town and local centres.

**6.42** A particular example is the promotion of residential use on floors above retail, business and commercial uses in town and local centres. The re-use of these often vacant or underused premises could make a valuable contribution to increasing the available housing stock, while making better use of empty properties in our town and local centres. This initiative would increase the brownfield land supply in more central sustainable locations, promote the rehabilitation and renovation of many otherwise sound buildings, assist with the vitality and viability of our centres and reduce the need to find additional land for new housing. The Council's LHS has as one of its priorities, an 'empty property initiative', which this LDP supports. This would also contribute to the continuing specific requirement for more centrally located sites accessible to local amenities in order to meet the needs of certain households, in particular the growing elderly population, and further diversify tenure options.

**6.43** The change of use of properties to residential use in close proximity to commercial uses with late night opening can however, impact on residential amenity. **Policy TCR9** in **Chapter 7** outlines additional considerations that need to be taken



into account to assess the suitability of such residential properties within the designated town and local centres.

## Community Facilities and Other Non-Residential Development within Residential Areas

**6.44** Most community facilities by definition are located either within town and local centres or residential areas and are acceptable neighbouring land uses. The provision of some non-residential uses in the areas identified as 'Residential' on the Proposals Map will therefore, generally be acceptable where the uses complement the existing housing and where they have little or no detrimental impact on the amenity of neighbouring properties and the area in general.

**6.45** However where a new proposal could have a detrimental impact on the character of an area and on residential amenity, due either to its size, scale or function, the proposal would require to be assessed in terms of its potential impact on the surrounding area. **Policy RES6** below sets out the relevant criteria against which such development proposals will be assessed.

### Policy RES6 - Non-Residential Development within Residential Areas

Proposals for uses other than residential development in residential areas, including schools, recreational and other community facilities will be acceptable subject to satisfying where appropriate, the following criteria:



- (a) compatibility with the character and amenity of the area
- (b) impact on designated and locally valued open space;
- (c) impact of the volume, frequency and type of traffic likely to be generated;
- (d) infrastructure availability;
- (e) social and economic benefits; and the cumulative impact of such a use or facilities on an area.

**6.46** The Council, in partnership with key stakeholders, has for some years been investing in new and improved schools as part of its School Estate Management Plan. In regard to new buildings, this re-provisioning strategy for the Council's Schools Estate is nearing completion, with only the shared secondary school campus at Port Glasgow included in this Plan, due to its extensive land requirement within the designated residential area (refer **Schedule 6.2**).

**6.47** Other Council-assisted proposals include a planned programme of capital investment in new community facilities, and new and improved leisure and sport facilities. **Schedule 6.2** includes these projects and other projects where land is required



within the 'Residential' land use designation on the Proposals Map. The **Action Programme** provides further details on the current status of these projects and the likely timescales for their implementation and completion.

## Residential Development in the Green Belt and Countryside

**6.48** There is a presumption against new housing development beyond the settlement boundaries defined on the Proposals Map. However, there may be exceptional circumstances where a departure from this general principle could be appropriate for small land releases. **Policy RES7** allows for the assessment of development proposals for small, domestic scale properties (including individual dwelling houses) in the Green Belt and Countryside, although there will be no automatic presumption in favour of planning permission in every case that falls within the terms of the policy. Particular regard will be had in such circumstances to **Policy RES4** in determining whether there is a requirement to augment the land supply in this way.

**6.49** While there is a general presumption against residential development in the Green Belt and Countryside, there are a number of particular circumstances where it is beneficial to encourage the re-use of otherwise habitable buildings. Many of these properties are of historic and/or architectural merit and if rehabilitated and renovated, would contribute greatly to our built heritage, for example former schools and hospitals. **Policy RES7** sets out criteria for the assessment of these different development proposals for housing in the Green Belt and Countryside.

## Policy RES7 - Residential Development in the Green Belt and Countryside

The development of new dwellings in the Green Belt and Countryside, identified on the Proposals Map, will be supported only if the proposal is for either a single or small group of dwellings not adjoining the urban area or the redevelopment of large habitable redundant buildings, that are for the most part intact and capable of conversion for residential use without recourse to substantial demolition and rebuilding, are acceptable with reference to Supplementary Guidance on Planning Application Advice Notes and fall within one of the following categories:

- (a) demolition and replacement of habitable dwellings which cannot otherwise be brought up to acceptable building standards and where the proposed building reflects the scale and character of the existing one to be replaced; or
- (b) sub-division of an existing dwelling house(s) for the provision of one or more additional units where any new build element is clearly ancillary to the completed building; or
- (c) redevelopment of large habitable redundant buildings, where the proposal requires to be supported by proof of the building's redundancy to demonstrate that it no longer meets its original purpose, as well as a structural survey indicating that the building may be utilised for the

proposed use substantially in its current form, and that any proposed extensions to existing building(s) or ancillary new build element will need to be proven to be required to make the development financially viable, with details of costs to be submitted; or

- (d) is justified by the operational needs of farms or other businesses or activities which are inherently rural in nature and where the applicant will be required to make a land management or business case to the satisfaction of the Council: or
- (e) is part of an integrated project with significant employment and/or economic benefits which is in accordance with other policies of the Local Development Plan and where the Council is satisfied that the dwelling(s) are essential to ensure the implementation of the whole development and that such considerations are of sufficient weight to merit support.

**6.50** In relation to the three designated Gardens and Designed Landscapes in the Green Belt and in particular with respect to any development proposals forthcoming to secure the restoration of their associated 'A' listed buildings through 'enabling development', there are additional planning requirements to be met to that set out above under **Policy RES7** (refer **Chapter 9** and **Policy HER7**).

## SCHEDULE 6.1: RESIDENTIAL DEVELOPMENT OPPORTUNITIES

## Schedule 6.1(a): Inverclyde Housing Market Area

Site Ref	Site/Location Address	Tenure/Type	Total Cap.	Private Sector	Affordable Sector #	Private Sector Effective	Private Sector Non-Effect	Timescale	Notes/	Additional Information
<b>Port Glasgow</b>										
1	fmr Broadfield Hospital	Private	50	50	-	50	-	s		
2	Arran Ave., Park Farm	Mixed	125	85	40	60	25	s-m		
3	Woodhall (Phase 2)	Mixed	200	140	60	80	60	s-m	Indicative	Policy MAC5 (New Neighbourhood)*
4	fmr St. Stephen's Sch	Mixed	120	90	30	-	90	m		Pot plots (4)
5	fmr Barmoss Nursery	Mixed	10	-	10	-	-	s-m		Pot plots (10)
6	Clune Park	Mixed	120	90	30	-	90	m-l	Indicative	Policy APC2*
7	Barr's Brae	Private	8	8	-	8	-	s		
8	fmr Gourrock Ropeworks	Private	98	98	-	-	98	s-m		
9	Highholm Street	Private	18	18	-	18	-	s		[2 linked sites]
10	Lower Mary Street	Affordable	84	-	84	-	-	s		
11	fmr Broadstone Hosp	Private	8	8	-	-	8	s-m		[2 linked sites]
12	fmr Lilybank School	Private	10	10	-	-	10	s-m		Pot plots (10)
13	Kingston Dock	Private	140	140	-	140	-	s		
PORT GLASGOW TOTAL			990	740	250	360	380			
<b>Greenock</b>										
<b>Greenock Central East</b>										
14	James Watt Dock (East)	Affordable	86	-	86	-	-	m	Indicative	Policy MAC2*
15	JWD/Garvel Island	Mixed	500	375	125	-	375	m-l	Indicative	Policy MAC2*
16	Sinclair Street	Private	12	12	-	12	-	s		
17	Carwood Street	Affordable	31	-	31	-	-	s-m		
18	Garvald Street	Affordable	45	-	45	-	-	s-m		
19	fmr King's Glen School	Mixed	60	45	15	-	45	m		Pot plots (4)
20	Luss Ave/Renton Road	Mixed	31	16	15	-	16	s-m		Pot plots (10)
21	Kilmacoll Road	Affordable	15	-	15	-	-	s-m		[2 adj.sites]
22	Strone (brownfield)	Mixed	100	25	75	-	25	m-l		Policy APC1
23	Strone (greenfield)	Mixed	127	57	70	-	57	m-l		Policy APC1
24	Wellington Park	Mixed	120	90	30	-	90	m-l	Indicative	Policy APC1*
25	Killochend Drive	Private	33	33	-	33	-	s		
26	fmr Tate & Lyle (SE)	Mixed	60	45	15	-	45	m-l	Indicative	Policy APC1
27	fmr Tate & Lyle (NE)	Mixed	20	10	10	-	10	m-l	Indicative	Policy APC1
28	Drumfrochar Road	Private	28	28	-	28	-	s		Policy APC1
29	Broomhill (site tbc)	Affordable	20	-	20	-	-	s	Indicative	Policy APC1*
30	fmr Wellington School	Mixed	60	45	15	20	25	s-m		Policy APC1
31	fmr Highlander's Academy	Mixed	40	30	10	10	20	s-m		

# SCHEDULE 6.1

Site Ref	Site/Location Address	Tenure/Type	Total Cap.	Private Sector	Affordable Sector #	Private Sector Effective	Non-Effect	Timescale	Notes/	Additional Information
32	Regent Street	Private Quota	40	20	20	-	20	m	Indicative	Policy DOS1*
33	Victoria/East India Harbour	Private Quota	240	180	60	80	100	s-m	Indicative	Policy MAC1*
34	West Blackhall Street	Private	24	24	-	-	24	m		[2 phases]
35	Argyle Street	Private	30	30	-	30	-	s		
GCE Total:			1720	1060	660	210	850			
<b>West Greenock</b>										
36	Houston Street	Private	22	22	-	22	-	s		
37	Union Street	Private	60	60	-	-	60	m		
38	fmr Greenock Academy	Private Quota ~	55	40	-	-	40	m	Indicative	(~ off-site - 15?)
39	fmr Holy Cross Sch.	Private Quota ~	20	15	-	-	15	m	Indicative	(~ off-site - 5?)/Pot plots (5)
WG Total:			160	140	0	22	120			
<b>Greenock South West</b>										
40	Peat Road/Hole Farm	Mixed	148	28	120	28	-	s-m	Indicative	Policy MAC6 (New Neighbourhood)*
41	Ravensraig Hospital	Private Quota	200	150	50	-	150	m	Indicative	*
42	Earnhill Road (Phase 2)	Affordable	14	-	14	-	-	s		
43	fmr Ravensraig Sch.	Affordable	20	-	20	-	-	s-m		
44	fmr St. Gabriel's Sch.	Affordable	20	-	20	-	-	s-m		
45	Valley Park, Spango Valley	Mixed Quota	120	85	35	40	45	s-m	Indicative	Policy MAC7*
GSW Total:			520	260	260	70	190			
GREENOCK TOTAL (incl 20 affordable off-site) ~			2400	1460	940	300	1160			
<b><u>Gourock</u></b>										
46	Cove Road (Tarbet St)	Mixed Quota	15	10	5	-	10	m		
47	Riverside Gardens, Gourock Bay	Private Quota	120	90	30	-	90	m-l	Indicative	Policy MAC3*
48	Pierhead, Shore Street	Mixed Quota	60	45	15	-	45	m	Indicative	
49	Shore Street	Private	9	9	-	5	4	s	Not on MAP	(also TC Dev Opp, refer Sch 7.1)
50	Kempock House, Kirn Drive	Private Quota	40	30	10	10	20	s-m		
51	Cloch Road (Phases 1&2)	Private	80	80	-	80	-	s		NB - Phase 1 (38)
52	Levan Farm (Phase 3)	Private	150	150	-	-	150	m		
GOUROCK TOTAL			480	420	60	100	320			



Site Ref	Site/Location Address	Tenure/Type	Total Cap.	Private Sector	Affordable Sector #	Private Sector Effective	Non-Effect	Timescale	Notes/	Additional Information
<b><u>Inverkip &amp; Wemyss Bay</u></b>										
53	Bridgend	Private	28	28	-	28	-	s		
54	The Glebe	Private Quota	25	15	10	-	15	m		
55	Kip Marina	Private	18	18	-	18	-	s		
56	Hill Farm	Private	66	66	-	66	-	s		
57	fmr Inverkip Power Station	Mixed Quota	600	450	150	90	360	s-m-l	Indicative	Policy MAC4*
58	The Meadows	Private	21	21	-	-	21	m		
INVERKIP & WEMYSS BAY TOTAL			760	600	160	200	400			
INVERCLYDE HMA TOTAL			(incl 20 affordable off-site) ~	4630	3220	1410	960	2260		

## Schedule 6.1(b): Renfrewshire Sub-Market Area (Part)

<b><u>Kilmacolm &amp; Quarrier's Village</u></b>										
59	Leperstone Avenue	Affordable	15	-	15	-	-	s-m		Pot plots (9)
60	Smithy Brae (incl GB adj.)	Mixed Quota	42	12	30	-	12	m		
61	Whitelea Road	Private	4	4	-	4	-	s		
62	Lochwinnoch Road	Private	6	6	-	6	-	s		
63	fmr Balrossie School	Private	40	40	-	20	20	s-m		
64	fmr Quarry, Port G'gow Road	Private	3	3	-	3	-	s		Plots (3)
65	Woodside Care Home	Private	7	7	-	4	3	s-m		
KILMACOLM & QUARRIER'S VILLAGE			120	70	50	40	30			
RENFREWSHIRE SUB-MARKET TOTAL			120	70	50	40	30			
INVERCLYDE TOTAL			4750	3290	1460	1000	2290			

Source: Updated Inverclyde 2012 HLA Audit, including new LDP Sites. All capacities are rounded at Sub Area / Settlement level.

**Notes:** Tenure/Type : Private (predom. Owner-occupied); Mixed (Private & RSL/HA); Affordable (RSL/HA) **Note : #** - based on benchmark of 25% contribution (refer Policy RES4).  
 Total Cap. : Total capacity of site, or where not defined, 'indicative dwelling capacity'.  
 Effective : expected to be developed over the 'Plan Period', ie. to 2019; **NB** - based on Private Sector estimates, not All-tenure. All-tenure estimate in Supplementary Guidance (Annex 3).  
 Non-Effect. : Established Land Supply minus Effective Supply (sites identified and allocated for housing in LDP).  
 Timescale : 's' - short term 2012/13-19/20; 'm' - medium term 2020/21-24/25; 'l' - long term post 2025/26.

Additional Info - \* : site is part of a Major Area of Change, Area of Potential Change, or a Development Option Site, where more information on a site's potential development is in the LDP.  
**NB** - Total estimated number of dwellings from Potential Plot sites = 55.

## SCHEDULE 6.2: COMMUNITY, SCHOOLS and LEISURE PROPOSALS and OPPORTUNITIES

Site Ref	Location	Project Type	Notes
c1	Former Inverkip Power Station, by Wemyss Bay	Leisure Use Opportunity	Leisure uses associated with watersports and other outdoor recreation
c2	Off A78 (T), Inverkip	Inverkip Community Facility	Due to complete in 2014
c3	Spango Valley, Greenock	Leisure Use Opportunity	Leisure/recreation uses associated with a peripheral urban location
c4	Inverkip Road, Greenock	New Prison	Planning permission in principle approved July 2011
c5	Rankin Park, off A78 (T), Greenock	Rankin Park Sports Facility	Due to complete in 2013/14
c6	Broomhill, Greenock	Broomhill Community Facility	Feasibility study to be undertaken
c7	Sinclair Street, Greenock	Leisure Use Opportunity	Leisure uses associated with Cappielow Football Stadium
c8	Gibshill Road, Greenock (tbc)	Gibshill Community Facility	Discussions ongoing
c9	Woodhall New Neighbourhood (Phase 2), Port Glasgow	Woodhall Community Facility	Funding for feasibility study approved 2012
c10	Kilmacolm Road, Port Glasgow	Joint School Campus	Due to complete in summer 2013

# CHAPTER 7

## TOWN CENTRES and RETAILING

### INTRODUCTION

**7.1** Town and local centres are important to their communities, providing a focus for people and where they live. They are at the heart of and often define a settlement, being places to visit, work, live in and be proud of. Town centres contain a wide range of commercial services, including retail and leisure uses, business premises, community facilities and many are also the civic and cultural centres for communities. They are also the centre of communications with major public transport hubs such as train and bus stations.

**7.2** Town and local centres are therefore inherently sustainable locations. They need to be supported through a range of policies which will protect them and the uses to which people need access, while also taking measures to enhance the environment within which they are located.

**7.3** The towns and local centres of Inverclyde have had significant investment and environmental improvement in recent years and this is set to continue through the life of the Plan. This includes public realm and public art works at the main entrances to Greenock and Port Glasgow town centres, new signage, improved public open spaces and improvements to shopfronts.

**7.4** Enhancements to the public transport hubs, including ferry, bus and railway stations, have been completed or are proposed in the town centres. A new road and other traffic management measures are also proposed, and coupled with car park improvements in the various centres, will be of benefit to the community at large and local businesses.

### POLICY CONTEXT

#### National

**7.5** Scottish Planning Policy (SPP) recognises that town centres make an important contribution to sustainable economic growth by acting as centres of employment and services for the local community. It defines town centres as places with



a diverse range of uses that are accessible throughout the day and night, are well integrated with residential areas and have a high quality environment.

**7.6** While SPP recognises that shopping and leisure uses are fundamental in attracting people and thereby allowing other uses to locate near by, it warns against overly retail-led development that can lead to homogeneity in a centre.

**7.7** SPP directs development plans to set out a network of centres, including town and other local centres, and define the role of each where all the centres should support one another. Where a centre fulfils a specific function, such as the retailing of bulky-goods, this can also be specified. It also states that development plans have a role in supporting successful town centres through their influence on the type, setting and design of development.

**7.8** SPP identifies town centres as the first preference for the development of town centre uses (refer to [Policy TCR3](#) below), followed by edge of centre sites, commercial centres and only then out-of-centre sites that are or can be made accessible by a choice of means of transport. This important aspect of national policy is adopted but adapted by this Plan through the identification of a Central Area in Greenock's town centre, and Gourock and Port Glasgow town centres, as preferred locations for new town centre proposals through [Policy TCR2](#).



## Strategic

**7.9** The Strategic Development Plan (SDP) identifies a network of centres which through scale, diversity, catchment and environment have taken on a more strategic role than others and this includes Greenock. These strategic centres have a balanced range of roles and functions, underpinned by their accessibility by public and other sustainable modes of transport in the City region and their role as public transport hubs. The SDP directs Local Development Plans to manage and develop these centres in accordance with the principle of safeguarding and developing their key community role and diversity of function, as set out in Diagram 4 of the Plan 'Sustainable Location Assessment' and through Strategy Support Measure (SSM) 11 'Network of Strategic Centres'.

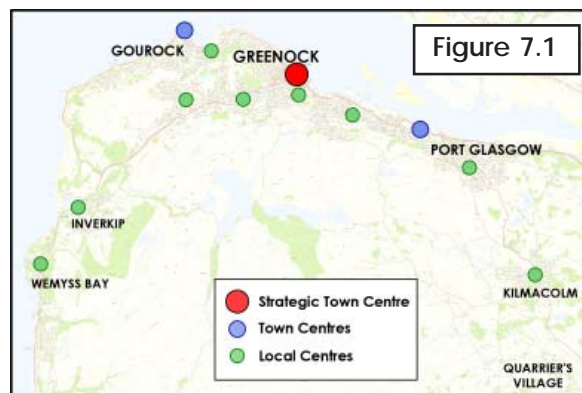
## Local

**7.10** There are nine local centres differing in type and size designated in Inverclyde, which fulfil a number of complementary roles.

**7.11 Greenock**, as a strategic centre, meets the needs of the population of Inverclyde as a whole, while also attracting people from surrounding areas. Along with its retailing role, Greenock is the major civic, cultural and leisure centre in Inverclyde and an important employment location. This is reflected in it having two distinct zones, a Central Area and an Outer Area. Within the Central Area, a Retail Core is defined which is subject to a restriction on the level of non-retail uses permitted within it to ensure that retailing is retained as its primary function.

**7.12** The Outer Area is split into four divisions where a different range of uses are present and new uses are directed dependent on their respective characters and functions. This allows Greenock to include a wide range of appropriate uses and provides a transitional area connecting it with the surrounding residential areas, whilst protecting residential amenity, as set out in SPP. It also assists in maintaining the vitality and viability of the Central Area and in particular its Retail Core. Without these distinctions and in particular the designation of the Central Area, the strategic status of Greenock would be more readily undermined

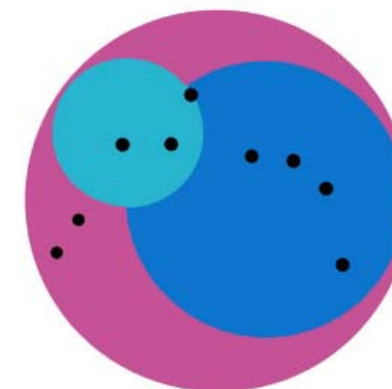
**7.13 Port Glasgow**, as a more traditional local centre, has seen its role change from mainly serving its local population to providing more generally for the eastern part of the authority. This has been encouraged through the planned extension of the town centre to include the Tesco Extra store and the Waterfront West development site. The main function of the extended centre is to provide at



the appropriate scale, an opportunity for the development of new larger units of retail floorspace, which cannot be readily accommodated in Greenock Central Area, Gourock town centre or the existing area of Port Glasgow town centre.

**7.14** The size of units will be limited to ensure any development complements and does not undermine the three centres listed above, particularly Greenock's status as the main shopping location in Inverclyde, but helps to provide a fuller range of shopping within Inverclyde.

**Figure 7.2 - Retail Catchments**



Greenock Town Centre  
Port Glasgow Town Centre  
Gourock Town Centre  
Local Centre

**7.15 Gourock**, the third town centre in Inverclyde is the smallest with a mix of shops and services that mainly serves the needs of its local population and visitors.

**7.16** In addition to the three town centres, there are nine local centres throughout Inverclyde that provide convenient shopping facilities and a neighbourhood focus within reasonable walking distance of many residents. They range from the Cross in the centre of Kilmacolm, which is busy and vibrant, to smaller centres in Greenock and Port Glasgow, some of which suffer from persistent vacancies and in the case of Cumberland Walk, is planned to be completely redeveloped.

## POLICIES

### Designated Centres

**7.17 Policy TCR1** identifies Inverclyde's network of designated centres. Through this and the following policies, the Plan seeks to safeguard, enhance and develop all of these centres to their mutual benefit.

#### POLICY TCR1 – Network of Centres

The following hierarchy of centres are designated as locations where a range of town centre uses will be appropriate in order to support the role and function of the particular centre, as well as their vitality and viability:

#### Strategic Town Centre:

- (a) Greenock, subdivided into a 'Central Area' and 'Outer Area'

#### Town Centres:

- (a) Port Glasgow
- (b) Gourock

#### Local Centres:

- (a) The Cross, Kilmacolm
- (b) Dubbs Road, Port Glasgow
- (c) Sinclair Street, Greenock
- (d) Lynedoch Street, Greenock
- (e) Barrs Cottage (Inverkip Road and Dunlop Street), Greenock
- (f) Cumberland Walk, Greenock (proposed redevelopment)
- (g) Cardwell Road, Gourock
- (h) Kip Park, Inverkip
- (i) Ardgowan Road, Wemyss Bay

### The Sequential Approach

**7.18** SPP sets out the sequential approach to site selection for retail and commercial leisure developments that should be followed, but allows exceptions to be identified in development plans. In order to protect Greenock's function as a Strategic Centre in the SDP, and due to its division into a Central Area and Outer Area, each with different roles and mix of land use and functions, the sequential approach is as set out below.

#### POLICY TCR2 – Sequential Approach to Site Selection for Town Centre Uses

Proposals for development of town centre uses as set out in **Policy TCR3** will be subject to the sequential approach as set out below:

- (a) Greenock Central Area
- (b) Port Glasgow and Gourock Town Centres;
- (c) Greenock Outer Area (subject to **Policy TCR5**);
- (d) sites on the edge of Greenock, Port Glasgow and Gourock Town Centres; and only then,
- (e) out-of-centre sites that are or can be made accessible by a choice of public and private transport modes.

The principles underlying the sequential approach also apply to proposals to expand or change the use of existing developments, where the proposals are of a scale or form sufficient to change a centre's role and function.

### Town Centre Uses

**7.19** SPP states that town centres should include a wide range of uses. It is this mix of uses that make town centres attractive to the public and businesses, and is part of what contributes to their vitality and viability.

**7.20 Policy TCR3** identifies a range of uses that should be directed to the centres in the network. **Policy TCR5** outlines which of these uses will be

acceptable within the different divisions of the Outer Area of Greenock town centre.

**7.21** Within this framework, it is important to ensure that any development is of an appropriate size and scale with regard to the centre for which it is proposed, and that it enhances that centre whilst not harming any other. It is also necessary to ensure that such developments are acceptable with regard to other matters such as siting and design, and accessibility. For this reason, proposals for town centre use will be assessed against the criteria outlined in **Policy TCR7**.

## POLICY TCR3 – Town Centre Uses

The following town centre uses will be directed to the Central Area of Greenock Town Centre, Port Glasgow and Gourock Town Centres and the Local Centres, subject to **Policy TCR7**:

- (a) Use Class 1 (Shops);
- (b) Use Class 2 (Financial, Professional and other Services);
- (c) Use Class 3 (Food and Drink);
- (d) Use Class 11 (Assembly and Leisure); and
- (e) related uses such as public houses, hot food take-aways, theatres, amusement arcades and offices for taxis for public hire.

## Greenock Town Centre: Central Area and Retail Core

**7.22** The Central Area of Greenock Town Centre is the main area of retail activity in Inverclyde, and the preferred location for retail development

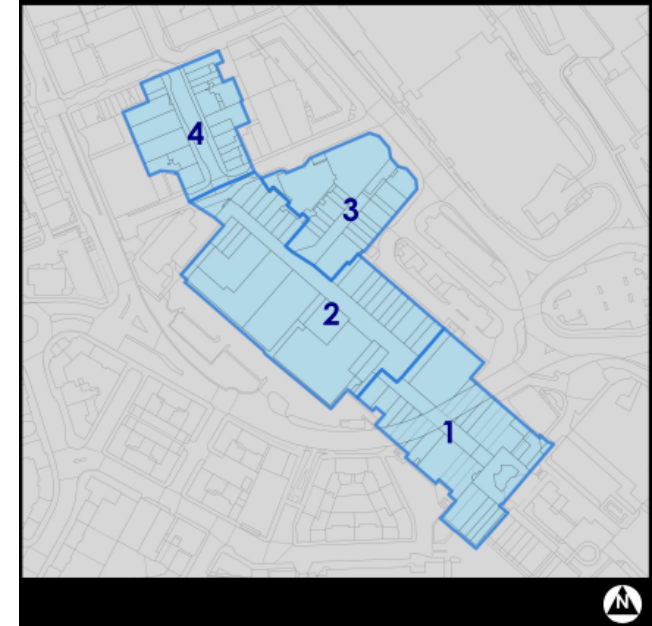
(**Policy TCR2**). In order to protect the function of this area, a Retail Core, consisting of the Oak Mall and the eastern section of West Blackhall Street, has been identified. This Retail Core is split into four segments, as indicated in **Figure 7.3** (an inset of the **Proposals Map**). Within each of these segments, the proportion of non-retail uses is restricted in order to support a satisfactory distribution of retail in this part of Greenock Town Centre.

## POLICY TCR4 - Retail Core: Greenock Town Centre

A maximum of 25% of the ground floor frontage of each of the four defined segments, as indicated on **Figure 7.3**, shall be utilised for non-Class 1 uses. This does not apply to the upper floors or to the upper level of the Oak Mall at Clyde Square.



**Figure 7.3 - Retail Core: Greenock Town Centre**



## Greenock Town Centre: Outer Area

**7.23** Greenock is the major shopping, employment, administrative and cultural centre of Inverclyde. As such, it is larger and more complex than the other Town Centres with a number of areas on the periphery of the Central Area, each with its own distinct characteristics and mix of land uses, meriting their designation as Town Centre. **Policy TCR5** seeks to have regard to the character and amenity of these areas and where possible, to enhance their diverse characters.



## POLICY TCR5 - Outer Area of Greenock Town Centre

Proposals for development in the five divisions of the Outer Area of Greenock Town Centre, as defined on the Proposals Map and above, should have regard to their respective roles, functions, character and amenity. The following uses will be encouraged and supported, subject to there being no adverse impact upon the amenity of the area:

### A - WEST END (Civic, Office and Residential)

Use Class 2	(Financial, professional and other services)
Use Class 4	(Business)
Use Class 8	(Residential institutions)
Use Class 10	(Non-residential institutions)

### B - CLARENCE STREET AREA (Mixed Use)

Use Class 3	(Food and drink)
Use Class 4	(Business)
Use Class 11	(Assembly and leisure)

### C - WATERFRONT (Education and Leisure)

Use Class 3	(Food and drink)
Use Class 4	(Business)
Use Class 7	(Hotels and hostels)
Use Class 8	(Residential institutions)
Use Class 10	(Non-residential institutions)
Use Class 11	(Assembly and leisure)

## D - KING STREET AREA (Business and Residential)

Use Class 2	(Financial, professional and other services)
Use Class 4	(Business)
Use Class 8	(Residential institutions)
Use Class 10	(Non-residential institutions)

## E - ROXBURGH STREET AREA (Business and Community)

Use Class 2	(Financial, professional and other services)
Use Class 3	(Food and drink)
Use Class 4	(Business)
Use Class 8	(Residential institutions)
Use Class 10	(Non-residential institutions)

## Town Centre/Retail Development Opportunities

**7.24** Major retail development opportunities are identified in each of the three main towns, along with a number of smaller opportunities throughout the area. These are set out in [Schedule 7.1](#) and are identified on the Proposals Map. In the Central Area of Greenock Town Centre, an opportunity for a retail development has been identified at Ker Street/West Blackhall Street. This is the only major development site identified in Greenock Town Centre, although a number of smaller sites throughout the Central Area offer further scope for development.

**7.25** The largest opportunity site is the Town Centre extension at Port Glasgow Waterfront (West). Planning permission is in place for this site and the majority of proposed development should be complete within the Plan period.

**7.26** Within Gourock Town Centre, an opportunity remains at the Pierhead. With the recently completed improvement works associated with the railway station and car park, the amount of land now available for development is significantly reduced from that previously envisaged, but a significant development opportunity remains within the town centre.

**7.27** The Cumberland Walk local centre in south west Greenock is currently on the market as a retail development opportunity for up to 1,400 sq m. Opportunities also exist in a number of the MAC policy areas (refer [Chapter 3](#)), as part of mixed use developments where it is envisaged there is scope to create new local centres to serve the planned housing developments and their adjoining residential areas.

**7.28** [Policy TCR6](#) encourages and supports development of town centre uses on sites included in [Schedule 7.1](#).

## POLICY TCR6 – Town Centre/Retail Development Opportunities

The development of town centre uses on the sites included in [Schedule 7.1](#) and as identified on the Proposals Map, will be encouraged and supported.

## Assessing Development Proposals for Town Centre Uses

**7.29** Applications for town centre, and particularly retail, uses often raise significant and complex issues. **Policy TCR7** lists the relevant criteria that should be used for the assessment of proposals for any of the town centre uses listed under **Policy TCR3**, and for any commercial use proposed within the centres identified in **Policy TCR1**.

**7.30** It is important that developments are located in the right centre in order to support their role and function within the network and to help enhance their vitality and viability without adversely affecting other centres in the network. Developments proposed outwith the designated centres will only be approved where it can be demonstrated that they cannot be accommodated within the network of centres and will not impact negatively upon them. In all cases pedestrian linkages to, from and within centres will be considered, and opportunities to contribute to the wider Green Network will be assessed.

### POLICY TCR7 – Assessing Development Proposals for Town Centre Uses

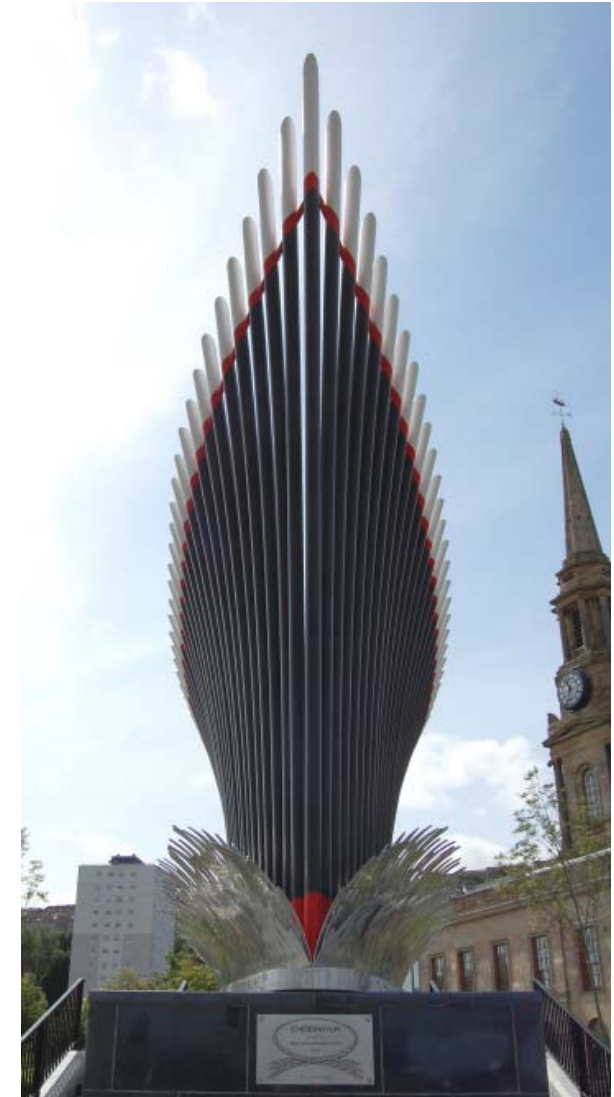
To assist the protection, enhancement and development of the designated Centres, all proposals for the development of town centre uses identified in **Policy TCR3**, or for any other commercial uses within a designated centre, will require to satisfy the following criteria:

- (a) the size of the development is appropriate to the centre for which it is proposed;
- (b) it is of a high standard of design;
- (c) it has an acceptable impact on traffic management and must not adversely impact on road safety and adjacent and or nearby land uses;
- (d) it does not have a detrimental effect on amenity or the effective operation of existing businesses;
- (e) it is consistent with any Town Centre Strategy or other relevant initiative; and
- (f) has regard to Supplementary Guidance on Planning Application Advice.

Proposals for town centre uses outwith the designated Centres, unless they are small scale development to meet local needs that are subject to **Policy TCR10**, must also demonstrate:

- (g) that no appropriate sequentially preferable site exists;
- (h) that there is capacity for the development in terms of expenditure compared to turnover in the appropriate catchment area;
- (i) that there will be no detrimental impact, including cumulatively, on the viability and vitality of the designated Centres (**Policy TCR1**); and
- (j) in the case of temporary street markets, the operation will be for a maximum of 13 days in any 12 month period.

Proposals for retail and leisure development over 2,500 square metres outwith the designated town



centres and that are not in accordance with the Development Plan should be accompanied by a retail impact analysis, as should any town centre proposal that the Council considers likely to have a potentially detrimental impact on the vitality and viability of the designated Centres. At the Council's discretion, applications for small-scale development of town centre uses outwith the designated Centres may be exempted from the requirement to be justified against criteria (g) – (i).

## Use of Conditions

**7.31** Proposals for major retail developments raise complex issues and if permitted often need to be controlled by conditions in order to ensure that they are developed to serve the purpose for which they were originally proposed and justified. This is particularly the case if proposals come forward for sites on the edge of centres or in out-of-centre locations, not in accordance with policy. The use of conditions also assists in safeguarding adjoining uses where impact on amenity is an important consideration.

**7.32** In assessing proposals for new retail development, the convenience and comparison sectors are considered separately. This is because shops in these sectors serve different catchments and give rise to different shopping patterns so there may be capacity for one type but not the other. This means a change from one to the other can have an adverse impact on the vitality and viability of existing centres, requiring such changes to be restricted.

**7.33** Proposals for certain new retail developments outwith designated town centres will be controlled by conditions to prevent the sub-division of larger units, or the amalgamation of smaller single operated units, in order to protect the town centres from the adverse affects of these developments. Restrictions may also apply in new large foodstores where the inclusion of a wide range of facilities, such as dry cleaners, post offices, banks and chemists can undermine the vitality and viability of town centres.

**7.34** Development within or close to residential areas can also cause conflict between the operation of a business and residential amenity. Where this is likely to have an adverse affect on residential amenity, conditions to minimise such affects may be imposed.

## Policy TCR8 – Use of Conditions

To protect both designated Centres and residential amenity, planning conditions will be imposed to control the operation of new retail and leisure developments outwith the designated town centres in the following circumstances:

- (a) in the case of Use Class 1 (Shops) development of over 1,000 square metres gross, to define the maximum permitted net floorspace for both convenience and comparison goods;
- (b) to restrict a proportion of the gross floor area of retail warehouse developments, to the sale of bulky goods only, where practical;

- (c) to prevent the sub-division or amalgamation of retail warehouse units of over 500 square metres gross;
- (d) to prevent the inclusion of smaller sub-units within foodstores;
- (d) to restrict the hours of trading or of access for service vehicles where the operation is considered likely to affect either residential or business amenity; and
- (e) to restrict changes between the convenience and comparison sectors, where appropriate.

## Residential Uses Above Commercial Properties

**7.35** The re-use of often vacant or underused premises on floors above retail, business and commercial uses for residential use can make a valuable contribution to increasing the resident population within town and local centres. Bringing empty property into use in this way promotes the rehabilitation and renovation of many otherwise sound buildings, assists with the vitality and viability of our centres and reduces the need to find additional land for new housing (refer to [Chapter 6](#)).

**7.36** Changes of use to either residential or commercial uses with late night opening that result in the two uses being in close proximity however, can impact on residential amenity through traffic generation, demand for car parking, cooking smells, litter, noise and disturbance from congregating groups of people. Outside the town centres such uses are considered likely to give rise to problems that are not compatible with residential amenity.



## Policy TCR9 – Residential Use above Commercial Properties

Proposals for residential use on floors located above retail, business and commercial uses will be supported, subject to the provisions of **Policies RES1** and **RES5**, where appropriate.

Changes of use that result in commercial uses that have late night operations, such as hot food takeaways, operating below residential uses, will only be acceptable in the Central Area of Greenock, Port Glasgow and Gourock Town Centres and the Local Centres.

## Shopping Facilities to Meet Local Needs

**7.37** Small shops located outside the designated centres provide an important local service and neighbourhood function, particularly to those who are less mobile. Change of use of local shops will therefore not be supported unless it can be proved they are no longer viable. Shops with a gross floorspace of over 250 square metres will normally be considered in excess of what is required to serve local needs.

## Policy TCR10 – Shopping Facilities to Meet Local Needs

The retention, improvement and, subject to **Policy TCR7**, the provision of local neighbourhood

shopping facilities up to 250 square metres gross, where they do not compromise residential amenity and/or road safety will be supported. A proposed change of use to non-retail will only be supported where it can be demonstrated that the business has been marketed for a minimum of 12 months and is no longer viable.

## Retailing as an Ancillary Use

**7.38** Retailing is often an ancillary use to manufacturing, where goods produced on the premises are sold on-site. Where the type of goods or retailing floorspace falls into the categories set out in the Policy below, then it is no longer ancillary and therefore requires to be assessed as a retail development.

## Policy TCR11 – Retailing as an Ancillary Use

Ancillary retailing in excess of 100 square metres or 10% of the gross floorspace, whichever is the greater, in Class 6 warehouses and Class 4 and 5 manufacturing units, or retailing involving goods not manufactured on the premises, will be assessed against **Policy TCR7**.

## Greenock Town Centre Action Plan

**7.39** Greenock Town Centre has benefited from investment and a number of improvements have enhanced the centre in recent years, however it is important to build on these in order to continue to support its vitality and viability and maintain its

role as the strategic centre serving Inverclyde. This will be particularly important as the Waterfront (West) development opportunity in Port Glasgow town centre comes forward, in order for Greenock to continue to offer a comparable shopping experience and to reinforce the two centres' complementary nature.

## Policy TCR12 – Greenock Town Centre Action Plan

A Town Centre Action Plan will be drawn up for Greenock Town Centre, focussing on its role, function and accessibility, and identifying any deficiencies and opportunities to improve the centre to support its continuing vitality and viability.



## SCHEDULE 7.1 - TOWN CENTRE / RETAIL DEVELOPMENT OPPORTUNITIES

Site Ref	Location	Sequential Status	LDP Policies	Notes
tc1	Ker Street, Greenock	Strategic Town Centre	TCR3, TCR6	Vacant site and former industrial buildings
tc2	25 West Stewart Street, Greenock	Strategic Town Centre	TCR3, TCR6	Vacant building
tc3	4 West Stewart Street, Greenock	Strategic Town Centre	TCR3, TCR6	Vacant gap site
tc4	15 Nelson Street, Greenock	Strategic Town Centre	TCR3, TCR6	Vacant building
tc5	Pierhead, Shore Street, Gourock	Town Centre	TCR3, TCR6	Vacant site
tc6	53/55 Shore Street, Gourock	Town Centre	TCR3, TCR6	Vacant gap site
tc7	Port Glasgow Waterfront (West)	Town Centre	TCR3, TCR6	Vacant site with planning permission for non-food retailing
tc8	19 Bay Street, Port Glasgow	Town Centre	TCR3, TCR6	Vacant building
tc9	Kip Park, Main Street, Inverkip	Local Centre	TCR3, TCR6	Neighbourhood retail with planning permission for 3 shops, offices and dental surgery
tc10	Cumberland Walk, Greenock	Local Centre	TCR3, TCR6	Redevelopment of designated local centre for neighbourhood retail
tc11	The Harbours, Greenock	Edge of Centre	TCR3, TCR6, MAC1	Shops (Use Class 1) for the servicing of tourism, heritage and leisure uses not exceeding 100 sqm gross floorspace
tc12	Former Inverkip Power Station, by Wemyss Bay	Out of Centre	TCR3, TCR6, MAC4	Neighbourhood retail (Use Class 1)
tc13	Spango Valley (Valley Park), Greenock	Out of Centre	TCR3, TCR6, MAC7	Neighbourhood retail (Use Class 1) and Food and Drink (Use Class 3)
tc14	James Watt Dock / Garvel Island, Greenock	Out of Centre	TCR3, TCR6, MAC2	Shops and Food and Drink (Use Class 1 or 3) where ancillary to preferred land uses





# CHAPTER 8

## NATURAL HERITAGE and ENVIRONMENTAL RESOURCES

### INTRODUCTION

**8.1** The natural environment provides the backdrop for all activities that take place in Inverclyde, be it living, working, investing or visiting. Its location, with the highly urbanised coastal strip situated on the Firth of Clyde and the undeveloped upland moors comprising much of Clyde Muirshiel Regional Park, provides an opportunity for sustainable economic growth, while at the same time assisting the Council in contributing to Scotland's climate change ambitions.

**8.2** The promotion and improvement of access throughout the towns and villages, together with the opportunity to participate in formal and informal activity, can improve the health and well being of the population. A key objective of this Plan is the protection of the Green Belt as well as the creation of green corridors to form a Green Network of open spaces, thereby assisting physical access, nature conservation and biodiversity. In particular, and due primarily to the topography of Inverclyde, there is a lack of clear, accessible and good quality links between the waterfront and the Regional Park. The development of a linked Green Network could bring significant benefits to the health of the population as a whole, and assist in the creation of a sustainable, low carbon environment.

**8.3** The Council therefore attaches a great deal of importance to the protection of the area's natural heritage and environmental resources, and the conservation and enhancement of the Green Belt and urban open spaces, in order to preserve them for future generations.



### POLICY CONTEXT

#### International/European Context

**8.4** Scotland's obligations to comply with international agreements and protocols, is of particular significance in the protection of our natural heritage and safeguarding environmental quality. Sites classified as Special Protection Areas (SPAs) (under the Birds Directive) and Special Areas

of Conservation (SACs) (under the Habitats Directive) form a European wide network of protected areas called Natura 2000. These sites are of international importance, and where a development plan could have an impact upon a Natura site, a Habitats Regulation Appraisal (HRA) needs to be prepared in accordance with The Conservation (Natural Habitats, &c.) Regulations 1994 as amended. Inverclyde Council has two such sites, Renfrewshire Heights SPA and the Inner Clyde Estuary, a SPA/Ramsar site.

#### National

**8.5** A main element of the National Planning Framework 2 (NPF2) spatial strategy is to conserve and enhance Scotland's distinctive natural and cultural heritage, and continue to safeguard internationally protected sites, habitats and species. One specific project that has been designated as a 'national development' is the Central Scotland Green Network, of which Inverclyde is a part. This project seeks to develop a strategic network of woodland, greenspace, watercourses and other routes for access to allow for an enhanced setting for development and improved opportunities for recreation and cultural activity.

**8.6** In addition to the protection and conservation of designated and protected sites and species, Scottish Planning Policy (SPP) seeks to ensure that planning authorities take an integrated approach to natural heritage. This can be achieved by linking wildlife sites, green corridors, watercourses and areas of open space together to contribute to maintaining and enhancing biodiversity, and allowing for better adaptation to changes in the

# NATURAL HERITAGE and ENVIRONMENTAL RESOURCES

climate. SPP also seeks to ensure that provision of and access to good quality areas of open space and outdoor recreational facilities are supported, protected and enhanced by planning authorities, thus contributing to the health agenda.

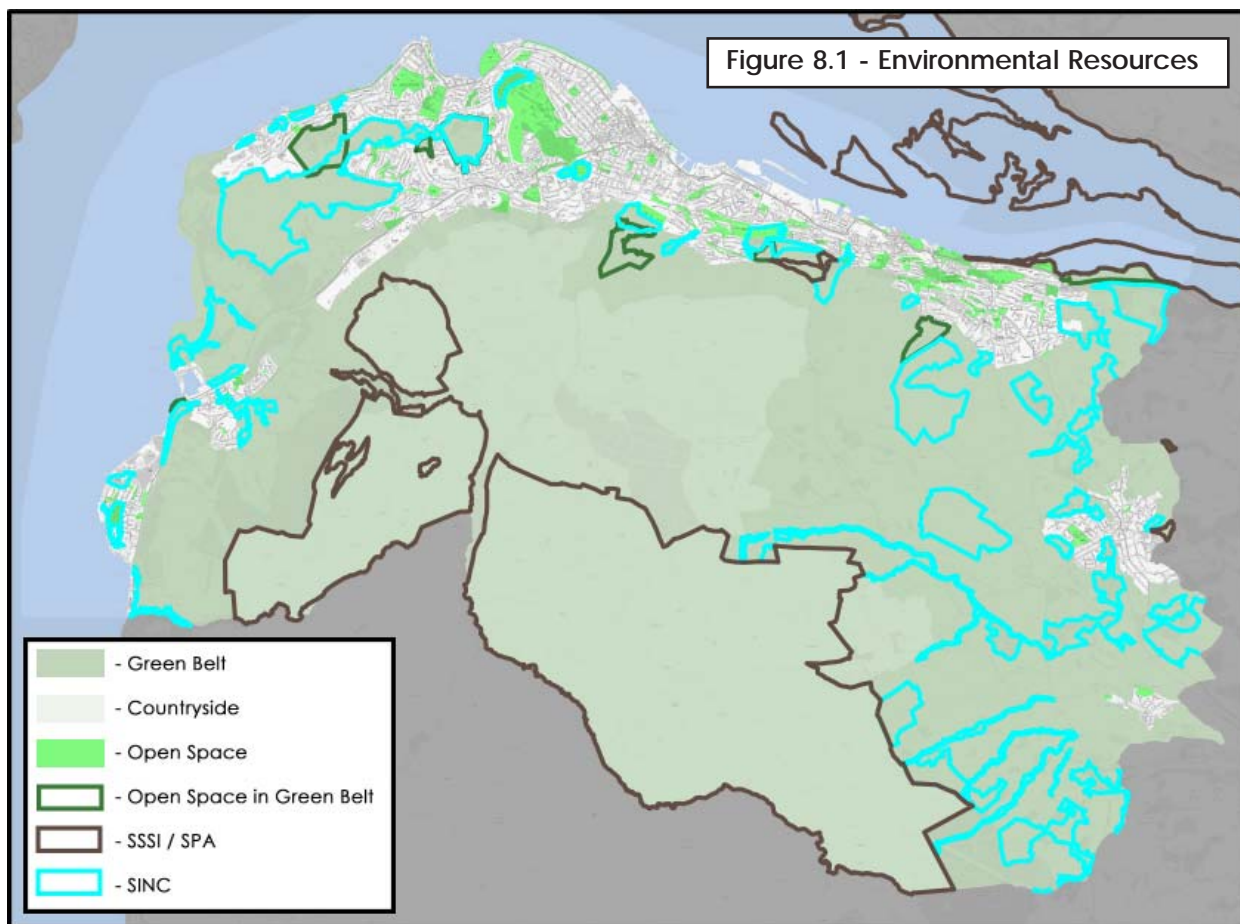
**8.7** Scottish Natural Heritage (SNH) is the government key agency charged with promoting the care and improvement of Scotland's natural heritage, while the Forestry Commission Scotland's (FCS) role is to advise and implement on forestry

policy and manage the national forest estate. One of SNH's roles is the designation of Sites of Special Scientific Interest (SSSIs) of which Inverclyde has seven. These are listed in **Table 8.1** and are identified on the **Environmental Constraints Map**.

## Strategic and Local

**8.8** Green infrastructure is one of the key components of the spatial vision for the Glasgow and the Clyde Valley SDP where open spaces, woodland and other green spaces will be the focus for action in improving the living environment, enhancing biodiversity and providing opportunities for healthy living. At the same time these actions will assist in the integration of urban and rural areas, in addition to aiding economic competitiveness and assisting tourism.

**8.9** Three Green Network spatial priorities have been identified by the SDP within Inverclyde – Upper Greenock, East Greenock and Port Glasgow – each of which reflect locations where opportunities exist to deliver environmental, social, access and regeneration elements in a co-ordinated manner. These locations were in part informed by the Inverclyde Green Network Study (2008), a document which identified a broad vision statement for the Green Network in Inverclyde. This document has also been taken forward through several studies since, namely Area Renewal and the Inverclyde Green Network (2010), Inverclyde Green Network Phase 2 (2012), Integrated Green Infrastructure Design Study (Spango Valley) (2012) and the Inverclyde Green Network Opportunities Mapping (2012).





**8.10** Inverclyde Council is one of three planning authorities to share Clyde Muirshiel Regional Park within its boundaries. The Regional Park seeks to enhance the natural beauty, cultural heritage and biodiversity of the area, while promoting environmentally sustainable development, to assist use of the Park as a leisure and recreational resource and tourist (day and short-stay) destination. Within its boundaries lie extensive areas of valued peat lands that the Park, through the LDPs policy framework, will seek to protect from inappropriate disturbance and development. The West Renfrew Hills Scenic Area is also an area of regional importance and policy reflects the need for a sensitive approach to any new development proposals in this area.

## POLICIES

### Designated Environmental Resources

**8.11** In addition to the international and national environmental resources, Inverclyde has a large number of local designations that are identified by the Council and protected through policy. These include Sites of Importance for Nature Conservation (SINCs) of which the Council currently has 52, and two Local Nature Reserves (LNRs) at Coves in Greenock and Wemyss Bay Woods.

### Policy ENV1 – Designated Environmental Resources

#### (a) International and National Designations

##### International

Development which could have a significant effect on a Natura site will only be permitted where:

- an appropriate assessment has demonstrated that it will not adversely affect the integrity of the site, or
- there are no alternative solutions, and
- there are imperative reasons of overriding public interest, including those of a social or economic nature.

##### National

Development that affects a SSSI (or other national designation that may be designated in the future) will only be permitted where:

- it will not adversely affect the integrity of the area or the qualities for which it has been designated, or
- any such adverse effects are clearly outweighed by social, environmental or economic benefits of national importance.

#### (b) Strategic and Local Designations

Development adversely affecting the strategic and local natural heritage resources will not normally be permitted. Having regard to the designation of the environmental resource, exceptions will only be made where:

- (i) visual amenity will not be compromised;
- (ii) no other site identified in the Local Development Plan as suitable, is available;
- (iii) the social and economic benefits of the proposal are clearly demonstrated;
- (iv) the impact of the development on the environment, including biodiversity, will be minimised; and
- (v) the loss can be compensated by appropriate habitat creation/enhancement elsewhere.

### Green Belt and the Countryside

**8.12** The Green Belt boundary has been drawn closely round the urban settlements in order to direct growth to the most appropriate locations, protect the character and setting of towns and villages and give access to open space within and around the settlements. It is not intended to prevent development but to support the Plan's Spatial Strategy of directing new development to the urban area and areas requiring renewal and



regeneration. As indicated in **Chapter 2**, there is no strategic requirement to release land for development on the edge of the urban area. Beyond the Green Belt lies the Countryside, where the emphasis is on controlling development.

**8.13** The Glasgow and the Clyde Valley Landscape Assessment (GCVLA) provides appropriate planning guidance and is used by local authorities in their LDPs to assist their interpretation of landscape characteristics.

## Policy ENV2 – Green Belt and the Countryside

Development in the Green Belt will only be considered favourable in exceptional or mitigating circumstances, while development in the Countryside will only be considered favourably where it can be supported with reference to the following criteria:

- (a) it is required for the purposes of agriculture, forestry or, where appropriate, renewable energy (refer **Policy INF1**); or
- (b) it is a recreation, leisure or tourism proposal which is appropriate for the countryside and has an economic, social and community benefit (refer to **Policy ECN6**); or
- (c) there is a specific locational requirement for the use and it cannot be accommodated on an alternative site (refer **Policies INF3** and **INF7**); or

- (d) it entails appropriate re-use of redundant habitable buildings, the retention of which is desirable for either their historic interest or architectural character or which form part of an establishment or institution standing in extensive grounds (refer to **Policy RES7**); and
- (e) it does not adversely impact on the natural and built heritage, and environmental resources;
- (f) it does not adversely impact on landscape character;
- (g) it does not adversely impact on prime quality agricultural land;
- (h) it does not adversely impact on peat land with a high value as a carbon store;
- (i) it does not adversely affect the visual amenity of the area and is capable of satisfactory mitigation;
- (j) there is a need for additional land for development purposes, provided it takes account of the requirements of the Strategic Development Plan; and
- (k) it has regard to Supplementary Guidance on Planning Application Advice.

## Green Network

**8.14** The Council's recognition of the benefits of quality open space (including water courses and other bodies of water) in the ongoing regeneration process in Inverclyde will be taken forward through the publication of **Supplementary Guidance** on the Green Network. The purpose of the guidance is to embed the principles contained within the various Green Network studies into planning policy and practice, particularly in the implementation of the areas identified as Major Areas of Change (refer to **Chapter 3** and **Supplementary Guidance**, and **Schedule 8.1**).

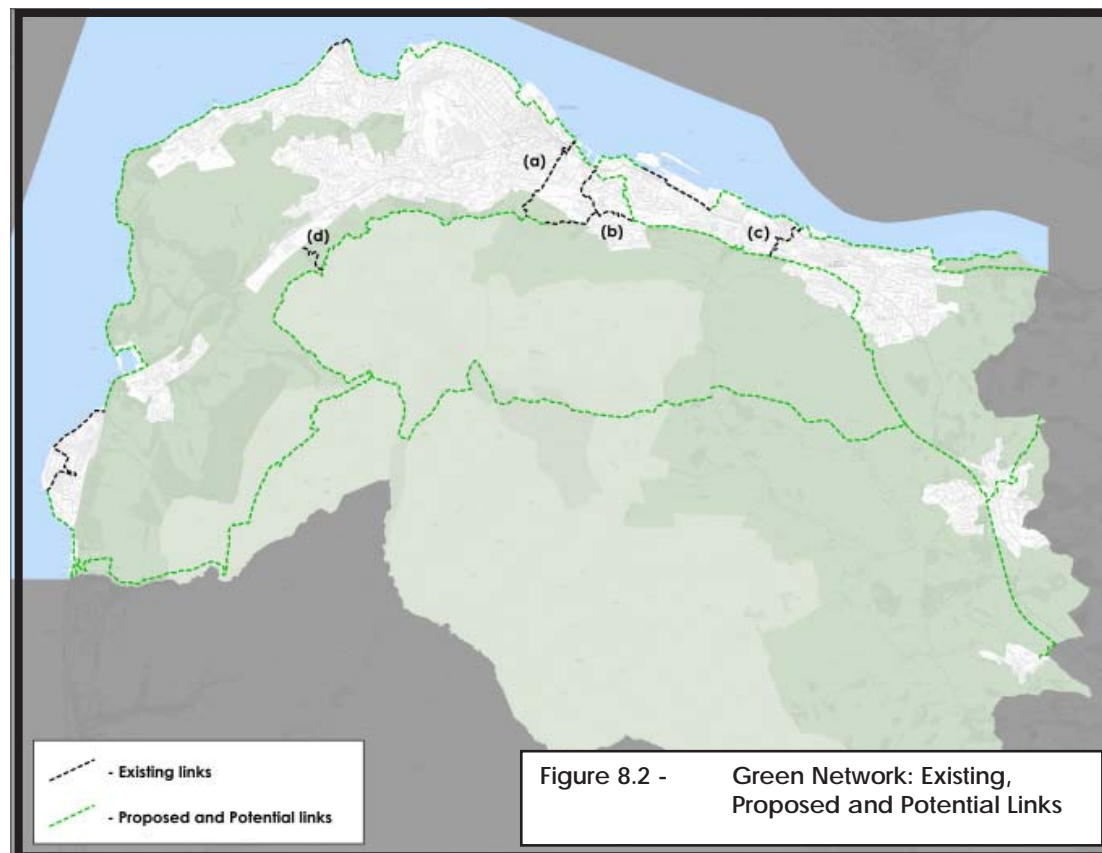
**8.15** Three local Green Network routes have been identified at Central Greenock, Cartsburn and Port Glasgow to link the strategic coastal access route at the Waterfront with Clyde Muirshiel Regional Park (ref: Area Renewal and the Inverclyde Green Network - 2010). These routes provide an opportunity to contribute toward the ongoing regeneration process in Inverclyde (refer **Chapter 3**), and will be taken forward by the Council as resources and development opportunities arise. A fourth opportunity for a proposed Green Network route at the former IBM site at Spango Valley to the south west of Greenock was identified in the IGI study (2012). This opportunity is linked with the redevelopment of the area, and is one project among a number which focus on water management and access networks (refer to **Figure 8.2**)

## Policy ENV3 – Safeguarding and Enhancing the Green Network

Inverclyde Council will support, safeguard and where practicable, enhance Green Network links in accordance with Supplementary Guidance on the Green Network.

The provision of the Green Network should be a core component of any master plan or Local Development Framework. Where development proposals would encroach upon or undermine the green network, alternative routes and green space will be expected to be provided or enabled. The Council will also seek to complete the following Green Network links as shown on the Proposals Map:

- (a) Custom House Quay, Greenock – Clyde Muirshiel Regional Park
- (b) Victoria Harbour, Greenock – Clyde Muirshiel Regional Park
- (c) Coronation Park, Port Glasgow – Clyde Muirshiel Regional Park
- (d) Spango Valley (Valley Park) – Clyde Muirshiel Regional Park.



### Open Space

**8.16** Open spaces can often be difficult to define as they include everything from road verges to large public parks within towns and villages, but all contribute to a quality environment. Two open space audits have recently been completed for the settlements within Inverclyde, with the

Proposals Map identifying open spaces over 0.1ha, as well as certain smaller areas considered to be of local importance and other significant parts of the Green Network. All other open spaces are also protected through policy, but are too numerous to identify on the [Proposals Map](#).



# NATURAL HERITAGE and ENVIRONMENTAL RESOURCES



## Policy ENV4 - Safeguarding and Enhancing Open Space

Inverclyde Council will support, safeguard and where practicable, enhance:

- (a) areas identified as 'Open Space' on the Proposals Map; and
- (b) other areas of open space of value in terms of their amenity to their surroundings and to the community, and their function as wildlife corridors and Green Network links.

## Policy ENV5 - Securing Open Space by Planning Agreements

Where it is proposed to grant planning permission for a development that would involve the loss of formal, active open space or other recreational facility, the Council will seek to secure suitable alternative provision at another nearby location, where necessary through an agreement under Section 75 of the Town and Country Planning (Scotland) Act, 1997.

## Woodland

**8.17** The policy approach to forestry and woodland by the Forestry Commission Scotland (FCS) and planning authorities is more inclusive than previously, with the emphasis not only on the production of timber. Matters such as place making and the role that woodland can play in it, the health and recreational opportunities that woodland can bring, the creation and management of community woodland, planting on brownfield land while retaining its development potential and biodiversity and integrated habitat creation, are now additional roles that woodland can play. While timber production remains important from a commercial perspective, the wider, longer term benefits of forestry are recognised, in addition to its contribution to mitigating climate change.

**8.18** Trees and groups of trees are protected where designated as Tree Preservation Orders (TPOs), with any works affecting the trees requiring the consent of the Council. Where permission for the removal of trees is sought, replacement planting may be required.



## Policy ENV6 - Trees and Woodland

### (a) Tree Preservation Orders

Trees, groups of trees and woodland designated as Tree Preservation Orders (TPOs) will be safeguarded. Where it is considered necessary to protect other trees and woodland areas for amenity reasons, new Tree Preservation Orders will be promoted.

### (b) Trees and Woodland

Trees and woodland will be protected and enhanced by having regard to the Scottish Government's Woodland Removal Policy and through:

- (i) promoting the planting of broad leaved and native species, or other species with known biodiversity benefits;
- (ii) protecting and promoting the positive management of hedgerows, street trees and any other trees considered to contribute to the amenity of the area;
- (iii) protecting and promoting the positive management of ancient and semi-ancient natural woodlands; and
- (iv) encouraging the planting of appropriate trees as an integral part of new development.

### (c) Woodland Creation

Woodland creation proposals will be guided by the GCV Forestry and Woodland Framework Strategy (FWS), where priority locations for woodland management and expansion in Inverclyde will be assessed against the following criteria in accordance with the UK Forestry Standard:

- (i) the benefits of woodland creation to the value of the existing habitat;
- (ii) contribution to the enhancement of the wider Green Network;
- (iii) the safeguarding of nature conservation and archaeological heritage interests;
- (iv) safeguarding of water supplies;
- (v) the area's landscape character;
- (vi) integration with agricultural interests;
- (vii) existing and potential public access and recreational use;
- (viii) woodland design and the proposed mix of species; and
- (ix) points of access to and operational tracks through woodlands.

## Biodiversity

**8.19** The importance of biodiversity and its role at the heart of the attainment of a sustainable approach to development is recognised internationally. It is a measure of the sustainable nature of developments, and its importance is underlined by the duty placed upon all planning authorities to further the conservation of biodiversity through the Nature Conservation (Scotland) Act 2004. A partnership approach to biodiversity has been, and will continue to be taken by Inverclyde Council, together with Renfrewshire and East Renfrewshire Councils. The Local Biodiversity Action Plan was first published by the three Councils in 2004 and this document identifies habitat action plans and the priority species that will be protected.

### Policy ENV7 - Biodiversity

The protection and enhancement of biodiversity will be considered in the determination of planning applications, where appropriate. Planning permission will not be granted for development that is likely to have an adverse effect on protected species unless it can be justified in accordance with the relevant protected species legislation.

Inverclyde Council, in conjunction with its partners, will continue to develop habitat and species action plans through the approved Local Biodiversity Action Plan (LBAP) in order to manage and enhance the biodiversity of the Inverclyde area.

# NATURAL HERITAGE and ENVIRONMENTAL RESOURCES

## Water Quality

**8.20** The European Water Framework Directive (WFD) was introduced in 2000 and establishes a framework for the protection of water with the aim of achieving good ecological status for all waters by 2015. River Basins are considered to be the appropriate scale for measuring water quality, and the Water Environment and Water Services (Scotland) Act 2003 introduces a duty to implement River Basin Management Planning throughout Scotland. Scotland's River Basin Management Plan is broken down into smaller districts, with Inverclyde falling within the Clyde Area Management Plan. The current Plan covers the period 2010-2015, and this aims to provide a co-ordinated approach by highlighting opportunities for partnership working and focusing on local actions. It aims for 91% of water bodies within its area to be classed as good by 2027.

### Policy ENV8 - Water Quality and the Water Related Environment

Proposals for all developments should have regard to their potential impact on the water environment, and specifically to the Clyde Area Management Plan (2009 – 2015) (and future reviews) which supplements the River Basin Management Plan for Scotland. In particular there should be no deterioration to the quality of any water body, and where possible sustainable improvements will be sought. In this regard the Scottish Environment Protection Agency (SEPA) will be consulted by the Council where appropriate. The culverting of watercourses should be avoided wherever



possible. Where culverts currently exist, they should be opened up as part of any development, if appropriate and practicable.

# NATURAL HERITAGE and ENVIRONMENTAL RESOURCES

TABLE 8.1 - NATURAL HERITAGE and OTHER ENVIRONMENTAL DESIGNATIONS

NATURAL HERITAGE DESIGNATIONS	OTHER ENVIRONMENTAL DESIGNATIONS
<p><b>International</b> [refer Policy ENV1]</p> <p>Special Protection Area (SPA) and RAMSAR</p> <ul style="list-style-type: none"> <li>- Inner Clyde Estuary</li> </ul> <p>Special Protection Area (SPA)</p> <ul style="list-style-type: none"> <li>- Renfrewshire Heights</li> </ul>	<p><b>National</b> [refer Policy ENV6]</p> <p>32 Tree Preservation Orders (TPOs)</p>
<p><b>National</b> [refer Policy ENV1]</p> <p>7 Sites of Special Scientific Interest (SSSIs)</p> <ul style="list-style-type: none"> <li>- Dunrod Hill</li> <li>- Shielhill Glen</li> <li>- Knocknairs Hill</li> <li>- Inner Clyde Estuary</li> <li>- Dargavel Burn</li> <li>- Glen Moss, Kilmacolm</li> <li>- Renfrewshire Heights</li> </ul>	<p><b>Strategic</b> [refer Policies ENV1 and ENV2]</p> <p>Regional Park</p> <ul style="list-style-type: none"> <li>- Clyde Muirshiel</li> </ul> <p>Scenic Area</p> <ul style="list-style-type: none"> <li>- West Renfrew Hills</li> </ul> <p>Green Belt</p> <ul style="list-style-type: none"> <li>- Glasgow and the Clyde Valley</li> </ul>
<p><b>Local</b> [refer Policy ENV1]</p> <p>52 Sites of Importance for Nature Conservation (SINCs); including 2 Local Nature Reserves (LNR)</p> <ul style="list-style-type: none"> <li>- Wemyss Bay Woods</li> <li>- Coves, Greenock</li> </ul>	



## SCHEDULE 8.1- GREEN NETWORK: OPPORTUNITIES FOR ENHANCEMENT

Site Ref	Location	Notes
gn1	Former Inverkip Power Station, by Wemyss Bay	Opportunity to enhance the existing wooded setting through the proposed design led urban village approach to development, as well as improvements to the green network
gn2	Gourock Bay	The potential development of this sensitive waterfront location gives an opportunity to enhance the area through improvements to the green network and coastal access
gn3	Spango Valley, Greenock	Opportunity for the enhancement of the green infrastructure of the area through water management, access networks, habitat networks, open space and stewardship as identified in the IGI Design Study
gn4	Peat Road/Hole Farm, Greenock	The creation of a 'new neighbourhood' comprising mainly low density housing affords an opportunity to improve the existing, and introduce new, green network links, including to the adjacent Regional Park
gn5	Central East Greenock	The lowering of housing densities and quality improvements will introduce more opportunities for new open spaces and enhancements to the green network
gn6	The Harbours, Greenock	Development in this coastal harbour location will have regard to improving 'place-making' and access along the waterfront
gn7	James Watt Dock/Garvel Island, Greenock	Development on this waterfront location presents a significant 'place-making' and greening opportunity, especially along the corridors running north-south and east-west on the Island, illustrated in the approved masterplan
gn8	Inner Lower Port Glasgow	Opportunities exist to improve access within the extensive wooded hillside to the south and east of the site, as well as integrate it with an improved and/or redeveloped Clune Park
gn9	Woodhall, Port Glasgow	The planning strategy for this area includes the provision of a green spine running in a north-south direction as well as general greening and further open space provision

# CHAPTER 9

## BUILT HERITAGE and TOWNSCAPE

### INTRODUCTION

**9.1** Built heritage adds to the quality of residents' lives by enhancing the local setting and retaining a sense of local distinctiveness, important to the character of the area. The safeguarding of historic assets by planning authorities is vital in contributing to sustainable economic growth and regeneration, and by recording, protecting and conserving the historic environment, they can be enjoyed by future generations both living in Inverclyde and visiting from further afield.

### POLICY CONTEXT

#### National

**9.2** Historic Scotland is the key government agency that is charged with the protection of historic resources, and policy and guidance is set out in the Scottish Historic Environment Policy (SHEP) together with the guidance note series 'Managing Change in the Historic Environment'. In order to protect and manage these historic assets, designations have been applied to certain resources within Inverclyde, including conservation areas, listed buildings, scheduled monuments and other archaeological sites, and gardens and designed landscapes. **Table 9.1** below outlines the designations covered in this Plan.

### POLICIES

#### Conservation Areas

**9.3** Inverclyde Council has five designated conservation areas in Greenock (West End and



Cathcart Square/William Street), Inverkip, Kilmacolm and Quarriers Village, all of which have the additional protection of Article 4 Directions (refer Glossary of Terms). These conservation areas have been identified because of their architectural and/or historic character, and a more sensitive approach to new development which affects these areas will be taken. This includes both development within and adjacent to conservation areas.

**9.4** Boundary appraisals have also been undertaken for potential new conservation areas at The Cross, Kilmacolm, West Bay, Gourrock and Kempock Street/Shore Street, Gourrock. The boundaries for these proposed conservation areas have been identified in this Plan. A boundary review has also been carried out in Inverkip Conservation Area where minor alterations are proposed.

#### Policy HER1 - Development which Affects the Character of Conservation Areas

Development proposals which affect conservation areas will be acceptable where they are sympathetic to the character, pattern of development and appearance of the area. Such proposals will be assessed having regard to Historic Scotland's SHEP and 'Managing Change in the Historic Environment' guidance note series.



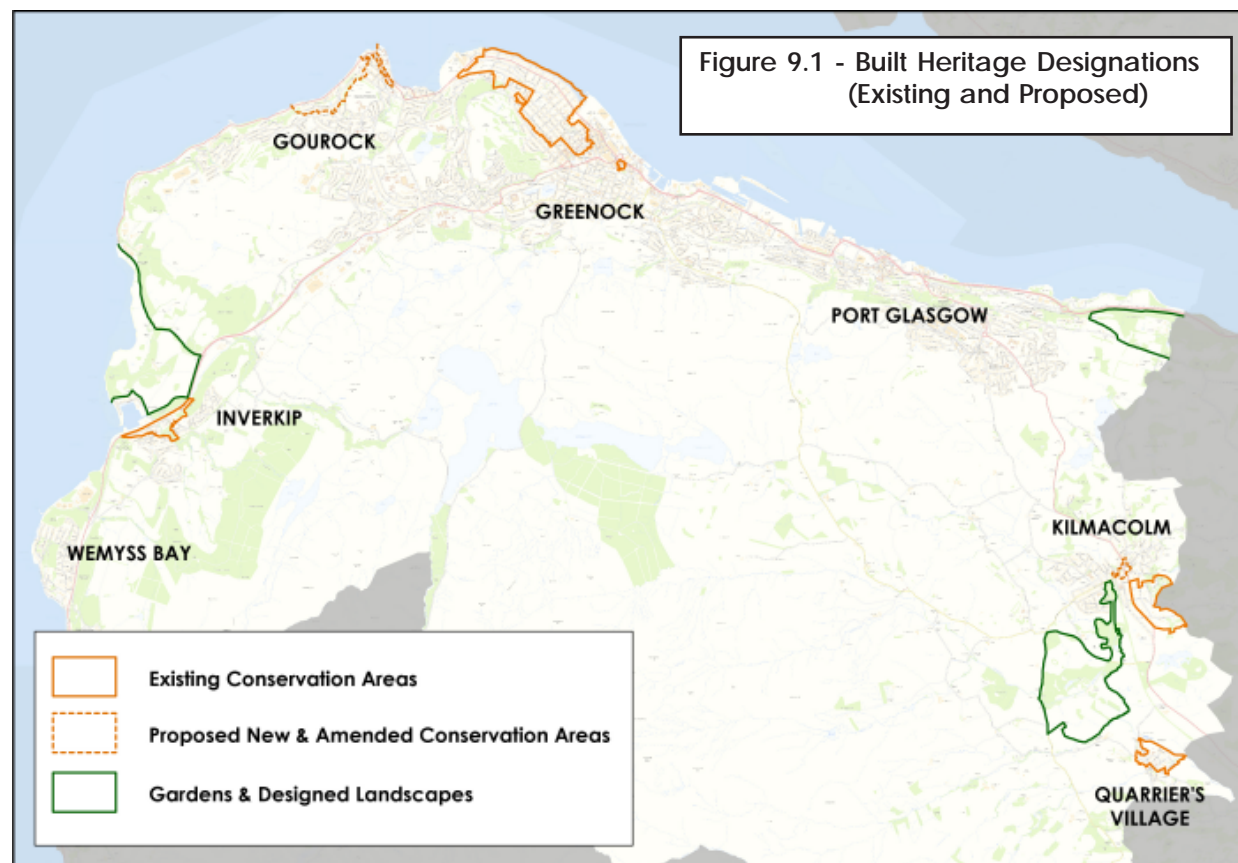
## Policy HER2 - Demolition in Conservation Areas

There will be a presumption against the demolition of unlisted buildings in conservation areas. Proposals will be assessed against the impact on the historical street pattern and building form. Proposals for demolition will not be considered in the absence of a planning application for a replacement development that enhances or preserves the character of the surrounding area. All such proposals will be assessed having regard to Historic Scotland's SHEP and 'Managing Change in the Historic Environment' guidance note series.

## Policy HER3 - Proposed New and Amended Conservation Areas

The Council proposes to progress with the designation of the following new and amended conservation areas, as shown on the Proposals Map, in order to safeguard their architectural and/or historic character from inappropriate development:

- (1) The Cross, Kilmacolm (new);
- (2) West Bay, Gourock (new);
- (3) Kempock Street/Shore Street, Gourock (new); and
- (4) Inverkip (amended).



## Listed Buildings

**9.5** Listed buildings are buildings of special architectural or historic interest and are designated by Historic Scotland. Inverclyde Council has 244 listed buildings, 25 of which are category 'A', 145 are category 'B' and 74 category 'C', and all are

protected through **Policies HER4** and **HER5**. An up to date directory of Inverclyde's listed buildings, setting out the reasons for their listing and category of designation, is available online and from the Council's Regeneration and Planning Service.





## Policy HER4 - Alteration, Extension and Demolition of Listed Buildings

There is a presumption in favour of the retention of listed buildings, and their demolition, in full or in part, will only be accepted after a full assessment of the importance and condition of the building has been undertaken. Proposals to alter, extend or demolish a listed building must respect the reasons for listing, be of a high standard and will be approved only where the proposed works do not adversely affect the special interest of the building and are satisfactory having regard to Historic Scotland's SHEP and 'Managing Change in the Historic Environment' guidance note series.

## Policy HER5 - The Setting of Listed Buildings

Development will be required to have due regard to the effect it has on the setting of, and principal views to, listed buildings and shall be without detriment to their principal elevations and the main approaches to them. All proposals will be assessed having regard to Historic Scotland's SHEP and 'Managing Change in the Historic Environment' guidance note series.

## Archaeology

**9.6** By their very nature, archaeological sites are finite and non-renewable, and their protection and preservation wherever possible by planning authorities is important. Inverclyde Council is fully committed to meeting its obligations in regard to archaeology, where the presence and potential presence of archaeological assets will be considered in making decisions on planning applications. In this regard, the Council maintains a database of sites of archaeological importance together with a mapping system, which will be used in the decision making process.

## Policy HER6 - Development Affecting Archaeological Sites

Development which will have an adverse effect on Scheduled Monuments or their setting will only be permitted in exceptional circumstances and where it is satisfactory having regard to Historic Scotland's 'Managing Change in the Historic Environment' guidance note series. Development on or adjacent to other archaeological sites, as included on the Council's database of sites of archaeological importance, will normally be permitted only where there is no adverse impact on the resource. Where development is permitted affecting these sites of archaeological importance, conditions will be attached to planning permissions to allow for excavation and recording before or during development. Any survey reports or works sought by the Council will require to be funded by the developer.

## Gardens and Designed Landscapes

**9.7** Gardens and designed landscapes are important habitats for nature conservation and can often contain rare trees, shrubs and other plant material. They can help to contribute to the distinctiveness of the landscape, have a significant role to play in tourism, provide local employment and can be a valuable network of green spaces. Inverclyde Council has three such gardens and designed landscapes at Ardgowan Estate, Duchal Estate and Finlaystone Estate (part of which lies within the Renfrewshire Council area).

**9.8** The dominant feature of each of these gardens is their associated 'A' listed house and outbuildings, the preservation of which is a Council priority. Where restoration work on the houses is required to ensure their preservation and continued use, associated enabling development will be considered by the Council on its merits.

### Policy HER7 - Gardens and Designed Landscapes

Development on sites in Inverclyde included in the Inventory of Garden and Designed Landscapes in Scotland will normally be permitted only where there is no adverse impact on the resource. Proposals for enabling development to support the restoration of the 'A' listed buildings at Ardgowan Estate, Duchal Estate and Finlaystone Estate, and their associated designated gardens and designed landscapes will be considered favourably where it is **the only means of retaining the listed building** and gardens. Proposals will be considered on their merits and by satisfying the following criteria:

- (a) the building is derelict, at risk of becoming derelict or in need of works to remain wind and watertight;
- (b) it can be demonstrated that available sources of financial assistance have been investigated without success;
- (c) a Business Plan is submitted to conclusively demonstrate that the works are the minimum necessary to enable its conservation and re-use (this will be verified by an independent professional to be agreed by the Council and paid for by the applicant);
- (d) significant benefit to the public/ community is demonstrated in addition to the restoration of the property;
- (e) the designation and its setting (listing and G&DL) are protected;
- (f) the agreement of Historic Scotland to the restoration works is secured;
- (g) a high quality of design is achieved; and
- (h) a Section 75 Agreement is entered into, where appropriate.

**TABLE 9.1 - BUILT HERITAGE and OTHER CULTURAL DESIGNATIONS**

BUILT HERITAGE DESIGNATIONS
<b>5 Conservation Areas (CAs) [refer Policies HER1 and HER2]</b> <ul style="list-style-type: none"> <li>- Cathcart Square/William Street, Greenock</li> <li>- Greenock West End</li> <li>- Inverkip</li> <li>- Kilmacolm</li> <li>- Quarriers Homes</li> </ul>
<b>244 Listed Buildings [refer Policies HER4 and HER5]</b> <ul style="list-style-type: none"> <li>- 25 'A' Listed Buildings #</li> <li>- 145 'B' Listed Buildings #</li> <li>- 74 'C' Listed Buildings #</li> </ul>
<b>33 Scheduled Monuments</b>
<b>3 Gardens and Designed Landscapes [refer Policy HER7]</b> <ul style="list-style-type: none"> <li>- Ardgowan Estate</li> <li>- Finlaystone Estate</li> <li>- Duchal Estate</li> </ul>
<b>Notes:</b> # indicates the resource is NOT included on the Proposals Map.



# CHAPTER 10

## ENERGY PLANNING and SERVICE INFRASTRUCTURE

### INTRODUCTION

**10.1** This chapter contains a broad range of policies that are required to implement the Plan's sustainable development strategy. Some of them are cross cutting policies which will have an influence on all developments, while others are significant but fundamental to the implementation of development proposals. The policies include those matters that have to be considered in the assessment and determination of proposals for renewable energy developments, waste management, flooding and drainage matters, communication infrastructure and mineral extraction.

### POLICIES

#### Renewable Energy

**10.2** There is a commitment at UK and Scottish level to reduce greenhouse gas emissions. The Climate Change (Scotland) Act 2009 sets key targets of an 80% reduction in greenhouse gas emissions by 2050 with an interim target of a 42% reduction by 2020, driven by annual targets which can be set and revised by Ministers. Scottish Government's target of 18% of electricity being generated from renewable sources by 2010 was met, as was the new target of 31% set for 2011. The 2020 'Route-map for Renewable Energy in Scotland, 2011' identifies a target of 20% of energy demand to be met from renewables by 2020 which is broken down to 100% of electricity, 11% of heat and 10% of transport fuels.

**10.3** While renewable energy sources do not generate greenhouse gases, they are not free of



environmental impacts. For example, wind farms can have significant impacts in terms of alterations to valued landscapes, visual amenity and noise. The Renewable Energy policy seeks to reconcile the benefits of potential renewable energy developments with any detrimental effects they may have on the local and wider environment. This particularly applies to Clyde Muirshiel Regional Park.

**10.4** The Glasgow and the Clyde Valley Strategic Development Plan (SDP) outlines *Broad Areas of Search* for biomass wood fuel production and wind energy for the City region's Local Development Plans (LDP) to take forward and refine through their policies, having regard for the protection of existing areas of sensitivity, including environmental resources. No Broad Areas of Search for wind energy have been identified in Inverclyde whilst areas around the fringes of the urban areas have been identified as having potential for biomass.

**10.5** Wind energy developments are currently the most popular type of renewable energy proposals but as Inverclyde does not have any Broad Areas of Search, there is less pressure for strategic developments over 20MW, including those over 50MW which are determined by Scottish Government under the Electricity Act 1989. As a result, a wind farm capacity study has not yet been carried out in Inverclyde although a study is currently (April 2013) being funded in association with the local authorities in the GCVSDPA to assess the landscape for accommodating all sizes of wind energy developments.



## Policy INF1 - Renewable Energy Developments

The Council will support development required for the generation of energy from renewable sources, subject to the proposal not having significant adverse effects upon:

- (a) natural heritage designations (international and national designations should not be compromised);
- (b) the landscape and wider environment;
- (c) neighbouring settlements;
- (d) tourism, recreation and conservation matters;
- (e) the built heritage;
- (f) biodiversity and the water environment;
- (g) air quality;
- (h) road safety and service infrastructure; and
- (i) the cumulative effect of such proposals.

**Note:** Additional information to assist in submitting proposals is contained within the Supplementary Guidance on Renewable Energy.

## Energy Efficiency

**10.6** Under Section 72 of the Climate Change (Scotland) Act 2009 planning authorities must address in their LDP, the requirement for all new buildings to be designed with low and zero-carbon generating technologies in compliance with the Building (Scotland) Regulations 2004 on greenhouse gas emissions. Potential developers should seek advice from the Regeneration and Planning Service regarding the levels of emissions permitted for various types of development.

**10.7** Low and zero-carbon generating technologies include:

- Micro hydro power;
- Micro wind power;
- Solar thermal systems;
- Air, water or ground source heat pumps;
- Photovoltaic cells;
- Biomass; and
- Combined heat and power.

**Policy INF2** addresses this issue.

## Policy INF2 - Energy Efficiency

All new buildings must be designed with low and zero-carbon generating technologies to ensure that they emit a reducing proportion of projected greenhouse gases in compliance with the Scottish Building Standards.

Other solutions will be considered where:

- it can be demonstrated that there are significant technical constraints to using on-site low and zero-carbon generating technologies; and
- there is likely to be an adverse impact on the historic environment; or

where proposals are for:

- buildings that have an intended life of less than 5 years;
- stand-alone ancillary buildings of less than 50 sq m; or
- buildings which will not be heated or cooled other than for the purposes of frost protection.



## Waste

**10.8** Scotland's Zero Waste Plan sets out the Scottish Government's vision for waste and includes a number of measures aimed at reducing the quantities of waste produced and also that going to landfill. The Zero Waste Plan was developed as a result of Scotland's obligations under the European Union Waste Framework Directive's requirements to base all waste policy, its infrastructure and management, by taking

account of the waste hierarchy (prevention, re-use, recycling, recovery, and disposal), and by having a reduced reliance on landfill by applying the precautionary and proximity principles (refer to **Glossary**). A key element in fulfilling this requirement is to meet all waste needs within each local authority area, or work in partnership with other areas.

**10.9** The Government target for 2013 for the recycling and composting of household waste is 50%, and Inverclyde Council currently exceeds this

figure. In regard to waste disposal services, the Council has recently entered into new short term waste contracts following discussions with the private sector.

**10.10** There is no foreseeable requirement for new waste management facilities to be provided in Inverclyde beyond that already provided on the sites allocated for this purpose. If that position were to change however, development proposals will be assessed against **Policy INF3**.

## Policy INF3 - Waste Management Facilities

Proposals for the development of waste management facilities will be considered against the following criteria:

- (a) compliance with the principles of the Scottish Government's Zero Waste Plan;
- (b) the facility being primarily required to cater for waste arising in Inverclyde;
- (c) there being no adverse impact on residential amenity;
- (d) there being no adverse impact on the natural or built heritage, including the landscape; and
- (e) where necessary, an acceptable restoration plan for the site will be required.

## Flooding and Flood Risk Management

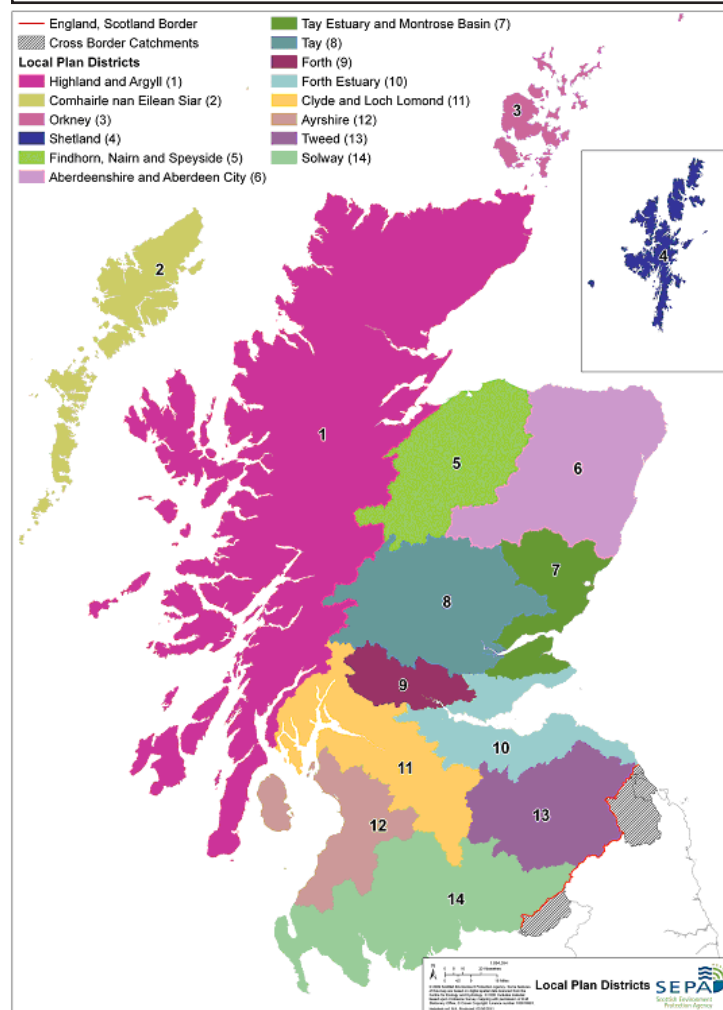
### Legislative Context

**10.11** The Flood Risk Management (Scotland) Act 2009 implements the European Directive on the Assessment and Management of Flood Risks 2007. It requires a framework to be established for the assessment and mapping of flood risks and to plan for their management. To meet this obligation, Scotland has been split into 14 Local Plan Districts, as shown in **Figure 10.1**. Each district covers a number of local authorities, with one authority designated as the lead. Inverclyde is part of the Clyde and Loch Lomond Local Plan District where Glasgow is the lead authority.

**10.12** The framework will be made up of two sets of complementary plans. SEPA will produce Flood Risk Management Strategies for each Local Plan District by the end of 2015 (which together will comprise the Flood Risk Management Plan for Scotland). Each strategy will be implemented through Local Flood Risk Management Plans produced by the lead local authority for their area by 2016. Together these form the Flood Risk Management Plans for their respective Local Plan District.

**10.13** The first stage in the process was the publication of the National Flood Risk Assessment in December 2011. This identifies 'Potentially Vulnerable Areas' (PVAs), where flooding is likely to have the greatest impact. The objectives and actions identified for the PVAs in each Local Plan District will form the basis of their Flood Risk Management Plans and Strategies.

Figure 10.1 - 'Local Plan Districts' for Flood Risk Management





## Policy Context

**10.14** Scottish Planning Policy directs planning authorities to take the probability of flooding from all sources, and the risks involved, into account when preparing development plans and determining planning applications. It states that development at significant risk of flooding or increasing flooding risk elsewhere should not be permitted and that a precautionary approach should be used where flood risk is an issue. It seeks to protect functional flood plains and sets out a risk framework, along with appropriate planning responses. The main concern is with areas of medium to high risk. These are identified on the SEPA indicative river and coastal flood map, which is available to view on their website [www.sepa.org.uk](http://www.sepa.org.uk). Opportunity sites identified on the Proposals Map that are indicated to be at risk of flooding by SEPA are also highlighted in the SEA Environment Report that accompanies this Plan.

**10.15** A Flood Plan was produced for Inverclyde in March 2009 focussing on the most at risk watercourses. The outcomes from this will be taken into account when considering proposals for development.

## **Policy INF4 - Reducing Flood Risk**

Development will not be acceptable where it is at risk of flooding, or increases flood risk elsewhere. There may be exceptions for infrastructure if a specific location is essential for operational reasons and the development is designed to operate in flood conditions and to have minimal impact on water flow and retention.

All developments at risk of flooding will require to be accompanied by a Flood Risk Assessment and should include a freeboard allowance, use water resistant materials where appropriate and include suitable management measures and mitigation for any loss of flood storage capacity.

**Note:** refer to **Glossary** for FRA and other technical terms.

## **Sustainable Urban Drainage Systems**

**10.16** The use of appropriate Sustainable Urban Drainage Systems (SUDS) is legally required for most new developments to limit and control the rate of surface water run-off and reduce the adverse effects that it can have on water quality. SUDS can also help to alleviate flooding by controlling the flow of surface water run-off into watercourses, which could otherwise possibly lead to water overflow on-site or elsewhere in the catchment.

**10.17** In order to ensure the continual successful performance of SUDS within developments, long-term maintenance of the system is essential.

## **Policy INF5 - Sustainable Urban Drainage Systems**

Proposed new development should be drained by appropriate Sustainable Urban Drainage Systems (SUDS) designed in accordance with the CIRIA SUDS Manual (C697) and, where the scheme is to be adopted by Scottish Water, the Sewers for Scotland Manual Second Edition. Where the scheme is not to be adopted by Scottish Water, the developer should indicate how the scheme will be maintained in the long term.

Where more than one development drains into the same catchment a co-ordinated approach to SUDS provision should be taken where practicable.

## **Communications Infrastructure**

**10.18** The expansion of the communications network, including telecommunications, broadband and digital infrastructure is essential for economic growth within Inverclyde. It can also play a part in reducing the need to travel, thus reducing emissions from traffic, and is supported by the Council. However, there can also be some concern over the amenity implications of the siting and positioning of equipment, and these issues require to be addressed through **Policy INF6**.

## Policy INF6 - Communications Infrastructure

Proposals for electronic communications infrastructure will be assessed against the following criteria:

- (a) the siting and design of the equipment has regard to PAN62 on Radio Telecommunication;
- (b) there being no satisfactory alternatives;
- (c) appropriate landscaping and screening works being incorporated where necessary; and
- (d) there being no adverse impact, including cumulative, on the built and natural heritage, including the landscape.

## Mineral Extraction

**10.19** Aggregate minerals are essential to sustainable economic growth and development. The SDP sets out the requirements for both hard rock and sand and gravel within the Glasgow and the Clyde Valley area. There are sufficient hard rock reserves to meet demand in the SDP area but sand and gravels are forecast to be constrained beyond 2021. Additional locations have been suggested in the SDP but not within Inverclyde.

**10.20** Some local discretion for mineral extraction is, however, beneficial and acceptable, and

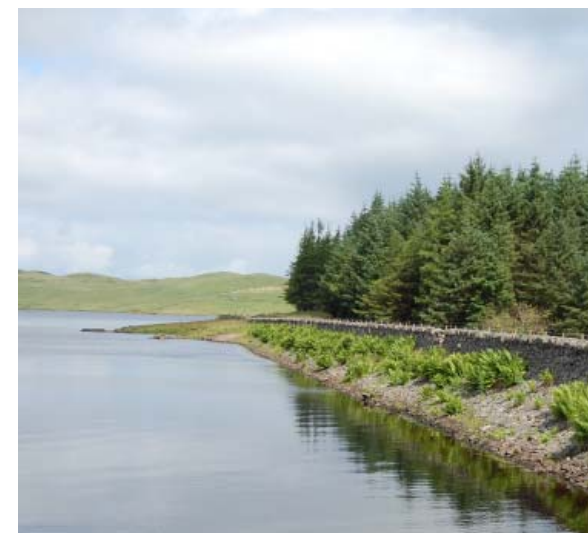
proposals for such activity would be required to comply with **Policy INF7**. As extraction is likely to result in noise, dust and odour and potentially to have a major impact on the landscape and countryside environment, early consultation with Council representatives and other statutory bodies, such as SEPA and SNH, is advised. A financial bond or legal agreement may be required to ensure appropriate decommissioning and site restoration arrangements are secured.

## Policy INF7 - Requirement for, and Assessment of, Proposals for Mineral Extraction

Proposals for mineral extraction will require to be assessed against Strategic Support Measure 9 of the Glasgow and the Clyde Valley Strategic Development Plan and the accompanying Background Report 10: Minerals Search Areas, and the following criteria:

- (a) the need for the extraction of minerals;
- (b) the requirement to protect the land from pollution and contamination and the quality of ground water, watercourses and supplies;
- (c) the impact on the countryside and the built and natural heritage;
- (d) the potential impact on leisure and tourism;

- (e) the potential impact on neighbouring residential uses in terms of noise, odour, dust, smoke, fumes, gases, steam, hours of operation or other nuisances;
- (f) the volume, frequency, routing and type of traffic;
- (g) the scale, siting and design of buildings and plant;
- (h) the landscape proposals for screening prior to, during and after operation; and
- (i) proposals for satisfactory restoration and beneficial after use.



**Accessibility:** A measure of how easy it is for people to get to a site by all modes of transport, i.e. by walking and cycling, public transport and private car.

**Active Travel:** Means of travel that involve physical activity such as walking and cycling as opposed to passive, motorised methods.

**Affordable Housing:** Housing of a reasonable quality that is affordable to people on modest income, to either rent or to buy, or through other 'intermediate tenures' such as shared ownership, shared equity or mid-market rent.

**Article 4 Direction:** An order approved by the Scottish Ministers allowing the Council to extend its planning controls over works not normally requiring planning permission.

**Biodiversity:** The richness and variety of living species that exist in any given area. It concerns the whole variety of living things and the habitats that support them; the many different processes and relationships that exist in the natural world; and the range of species present and the genetic variation within species.

**Brownfield Land:** Sites which have previously been developed or used for some purpose which has ceased. Such sites, primarily within the urban area include the re-use of existing buildings by conversion; demolition and new build; clearance of vacant or derelict land with new build; and infill and 'gap' sites involving various forms of intensification. It excludes private and public gardens, sports and recreation grounds, woodlands and amenity open spaces, and a brownfield site should not be presumed to be suitable for development, especially in the designated Green Belt and Countryside areas.

**Carbon Sinks:** A natural feature such as trees and woodland that absorbs more carbon than it releases, including peat lands.

**Comparison Sector:** Broadly defined as non-food shopping, and including goods which the purchaser will compare on the basis of price and quality before purchasing, such as clothing, furniture and carpets, and electrical, DIY and recreational goods.

**Convenience Sector:** Broadly defined as food shopping and including drink, tobacco, newspapers, magazines and confectionery, purchased regularly for relatively immediate consumption.

**Core Paths Plan:** A Plan showing a network of paths for the purpose of giving the public reasonable access throughout their area. This is a requirement under the Land Reform (Scotland) Act 2003.

**Derelict Land:** Land, and associated buildings upon it, which is so damaged by development that it is incapable of development for beneficial use without rehabilitation; and which is not being used for the purpose for which it is being held or for a use acceptable in the local development plan; and/or where an unremediated previous use could constrain future development, including where contamination is known or suspected (refer to Scottish Vacant and Derelict Land Survey).

**Development Management:** This is the term used for the process of deciding whether to grant or refuse planning permission and other related consents.

**Effective Housing Land Supply:** This is the part of the established housing land supply that is expected to be free of constraints in the 7-year period from the audit date under consideration and which will therefore be available for the construction of houses.

**Environmental Constraints Map:** A map and list of environmental designations in Inverclyde.

**Established Housing Land Supply:** This comprises all sites with a capacity for housing, including the residual balance of sites, sites under construction, sites with planning permission; sites identified in the local development plan and where appropriate, other buildings and land with agreed potential for housing development.

**Examination:** If there are unresolved representations when the Proposed Plan is submitted to Scottish Ministers, they will appoint an independent Reporter to examine it. This is referred to as an Examination and can be in the form of written representations, a local hearing or an inquiry session, to be determined by the Reporter.

**Flood Risk Assessment:** An assessment carried out to predict and assess the probability of flooding for a particular site or area, and recommended mitigation measures, including maintenance. For other technical terms relating to flooding and flood risk management, refer to SEPA's website.



**Green Belt:** Areas of open land beyond the edge of the urban area, as identified on the Proposals Map, where planning policy seeks to prevent the growth of built-up areas and the spread of development.

**Green Network:** A term used to describe an interconnected system or linked network of open spaces, often alongside river, sea and water courses, with walking and cycling routes, which bring the 'green' of the countryside into the urban areas, to create a continuous 'network'.

**Greenfield Land:** Sites that have never been previously developed or used for an urban use, or land that has been brought into active or beneficial use for agriculture or forestry, i.e. fully restored derelict land.

**Housing Market Area (HMA):** A geographical area which is relatively self-contained in terms of reflecting people's preferred choice of location for a new home, i.e. a large percentage of people settling in the area will have sought a house only in that area (excluding moves that are employment or retirement-led).

**Housing Need and Demand Assessment (HNDA):** The Scottish Government in 2008 introduced a new approach to planning for housing based on HNDA Guidance. Alongside SPP and Local Housing Strategy Guidance, local authorities' planning and housing services are required to work jointly in a Housing Market Partnership to produce a HNDA that will provide the evidence base for identifying future housing requirements by housing market areas, across all tenures, to inform SDPs, LHSs and LDPs.

**Housing Requirement:** This is the number and type/tenure of housing assessed as necessary to accommodate projected households at given dates and to appropriate minimum standards. The assessment is based on the GCV HNDA (refer above). The **Housing Land Requirement** expresses the above in the LDP in terms of sites and dwelling capacities, to meet all new housing demand and need.

**Housing Supply Target:** This is similar to the programmed *effective housing land supply* (refer above), but differs from it taking into account additional considerations such as corporate policy objectives and a longer term perspective on availability of funding, providing a view of deliverability, particularly for the Affordable Sector.

**Landscape Character Assessment:** An assessment of an area that is a systematic process involving considerations of geology, landform, land use and man's influence, and scenic and visual qualities, that define the character of an area. The Glasgow and the Clyde Valley Landscape Assessment (September 1999) is the main source for the consideration of these matters in this Plan.

**Listed Buildings:** A building of special architectural or historic interest that has statutory protection and due to its character or appearance, it is desirable to preserve or enhance. Historic Scotland, on behalf of Scottish Ministers, categorises listed buildings A, B or C, according to their merit, and covers both the interior and exterior of the building.

**LLP:** Limited Liability Partnership.

**Local Nature Reserve (LNR):** Areas designated and managed for the preservation of locally important natural features and used to promote environmental education. Two LNRs are designated in Inverclyde: Coves Reservoir and Wemyss Bay Woods.

**Precautionary Principle:** This is defined as taking action now to avoid possible environmental damage, where the scientific evidence for acting is inconclusive but the potential damage could be great.

**Proximity Principle:** This concerns the establishment of an adequate network of treatment and disposal installations, to handle waste arising as close as possible to the point of production. It is also intended to reduce the transport of waste by road, with a consequent reduction in CO2 and other emissions.

**Quota Site:** On prescribed housing sites allocated in the Plan, development is conditional on the developer making provision for affordable homes based on the Scottish Government's recommended 'benchmark 25% contribution' or another agreed percentage, of the total capacity of the site.

**Ramsar Site:** A site proposed or designated as being a wetland of international importance, especially as a waterfowl habitat, under the 1971 Ramsar Convention and ratified by the UK Government in 1976.

**Retail Impact Analysis:** Used to measure the impact that a proposed out-of-centre development will have on a town centre within the same retail catchment, usually in terms of the percentage of expenditure that will be diverted from the town centre to the proposed new development.

**River Basin Management Planning:** An approach to water quality management that focuses on river basins (an individual river and all the areas that drain into it), as the unit of assessment, identifying actions to bring 98% of such water bodies in Scotland up to good condition by 2027.

**Scheduled Monuments:** A monument of national importance that is legally protected under the Ancient Monuments and Archaeological Areas Act 1979.

**Sequential Approach:** A procedure placed upon planning authorities and developers in selecting new retail and commercial leisure developments and other key town centre uses, requiring investment to be directed, in the first instance, to town centre sites, then to edge-of-centre sites and only when no such sites exist, to out-of-centre sites that are, or can be made, accessible by a choice of means of transport.

**Site of Importance for Nature Conservation (SINC):** A site judged to be locally important for wildlife because it supports natural or semi-natural communities, supports a high diversity of floral species and contains uncommon/rare fauna, or is of value for environmental education for local communities and schools.

**Site of Special Scientific Interest (SSSI):** A site designated by Scottish Natural Heritage (SNH) under the Nature Conservation (Scotland) Act 1994 as being of national importance for biological or geological interest.

**Special Protection Area (SPA):** A site proposed or designated under the Birds Directive as being an internationally important habitat.

**Sub-Market Area (SMA):** A more localised area of self-containment, in terms of reflecting people's preferred choice of location for a new home, set within a wider Housing Market Area.

**Sustainable Development:** Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

**Townscape:** The interrelationships between groups of buildings, street pattern, open spaces, trees or landscape, which together create a particular urban character.

**Transport Assessment:** A document prepared by developers to provide information to a local authority on the likely travel demands and travel impacts associated with a proposed development.

**Use Classes:** The Use Classes (Scotland) Order 1997 groups different land uses, such as shops or houses, into different use classes. Each class is designated by a number or falls under a sui generis use (i.e. a use that is not contained within any Use Class Order).

**Vacant Land:** Land which is unused for the purposes for which it is held and which would benefit from development or environmental improvement. This land must either have had prior development on it or preparatory work has taken place in anticipation of future development. For the purposes of the Scottish Vacant and Derelict Land Survey in Inverclyde, vacant land is only recorded within settlements of over 2,000 population.

**Vitality and Viability:** Vitality is a measure of how lively and busy a town centre is. Viability is a measure of capacity to attract ongoing investment for maintenance, improvement and adaptation to changing needs. Together these measures give an indication of the health of a town centre.

**Windfall Sites:** Sites that were not originally identified or intended for development within the 7-year period programmed for the *effective housing land supply*, but which subsequently provide land for housing completions during that same period.

\*

**Note: the Glasgow and the Clyde Valley Strategic Development Plan (May 2012), contains a glossary of terms that complements this list for the LDP.**

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